***APPROVED‌ ‌Board‌ ‌of‌ ‌Directors‌ ‌Meeting‌ ‌Minutes‌*** ‌

***Wellington‌ ‌Greens‌ ‌Homeowners‌ ‌Association‌*** ‌

***July 16,‌ ‌2024***‌

Present: ‌ ‌President‌ ‌Linda‌ ‌Siedhoff,‌ ‌‌Vice-president Lon Dyer, Secretary Jeanne Johnson, Treasurer Mike Behne, Al Topil ‌and Barbara McCuen

Approved‌ ‌absence: None

Staff: ‌ ‌ Nick Horvath,‌ ‌Grounds‌ ‌Superintendent‌ and Don‌ ‌McIntyre,‌ ‌Administrative‌ ‌Assistant.

‌Guests: Sharon Topil and Lori Barr

**Approval‌ ‌of‌ ‌Prior‌ ‌Meeting‌ ‌Minutes:‌ ‌‌** Linda‌ ‌asked‌ ‌for‌ ‌any‌ ‌additions‌ ‌or‌ ‌corrections‌ ‌to‌ ‌

The June 18, 2024 ‌meeting‌ ‌minutes.‌ Mike ‌moved‌ ‌to‌ ‌accept‌ ‌the‌ ‌minutes‌ ‌and‌ Jeanne seconded‌ ‌the‌ ‌motion.‌ ‌Motion‌ ‌carried.‌ ‌ ‌

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**Grounds‌ ‌Superintendent’s‌ ‌Report:***‌* (Written report submitted prior to meeting)

The crews have been out working on tree removal and trimming. No Limits made it in for a couple of days and will be back towards the end of July as the grounds were still too wet for them to get their trucks to some of the trees behind buildings. I will be meeting with a local nursery in August to go over tree planting this fall. We plan to install 10-15 new trees to replace those that have died and needed removed. Stump grinding will also occur this fall when we can fill the holes with dirt and seed.

We continue to go through work requests between mowing and tree trimming. If you haven’t heard from me, it means you are on the list and will be taken care of. Please be patient and give us time to catch up from all of the mowing this spring.

Another friendly reminder to help with watering around your units. It is greatly appreciated and will help keep things green.

Nick said No Limits should be back next week.

Re**sident’s‌ ‌Comments:‌ None**

**Committee‌ ‌Reports:‌** **‌(Written reports are submitted in advance and are in blue font.)**

**Treasurer Report**

I’ve reviewed the financial statements as of June 30, 2024 copies are attached.

From operations we had a current month net loss of (3,632) which gives us a year-to-date net income of 25,039. The YTD budgeted income is 518,271 actual revenue YTD is 526,956 - we are above budget for the year by 8,685. Most of the difference is in green fees revenue which is 4,430 more than budget, and interest income is 3,488 more than budget. Clubhouse rental, advertising and Social Committee revenue are all more than budget.

On the expense side, employee expenses are below budget for the year by 21,408. Buildings and

Grounds are 8,134 less than budgeted for the year. We will continue to build our reserve account for concrete repairs in calendar year 2025, it currently is at 131,720. Total Utilities are below budget for the year by 7,182. Total General & Administrative expenses are below budget by 2,002. Total Expenses are 501,916 and budget is 540,642 resulting in a YTD difference of 38,725.

The balance sheet has 294,319 in current assets and 100,586 in current liabilities. The current ratio (current assets to current liabilities) is 2.93 to 1 (a current ratio between 1.5 to 2 is considered favorable).

Cash is at 101,668 in the checking account & 131,720 in the reserve account and 52,187 in the CD which matures 11-29-24, for a total of 285,575. The monthly transfer to the reserve is $20 a unit x 277 or 5,540 a month.

As of 6-10-24 the bank loan is down to 39,284. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fees for June were 429.

As of 6-30-24 the Accounts Receivable are 12,727 and the Prepaid Dues are (28,811).

Two units are more than 90 days past due. One was granted a payment plan and is making agreed upon payments. The other one remains seriously past due and is in Foreclosure.

If there are any questions, please contact me. If not, I would ask that the financial statements be

approved as presented.

Barb moved to approved the financial report. Jeanne seconded. Motion carried. Mike said at the finance committee meeting, two members wanted to raise the dues $5 or $10 per month, but that the budget indicates a zero amount increase in dues. Mike said there was concern that when payments are made on the website, the residents may think they are still on our website and do not know that they have been moved to Nelnet website. After discussion, Mike said he would talk to Randy about it. Mike mentioned that Nick would like to replace the old pickup. Nick said it did not have to be a new one, but the snow blades are not interchangeable.

Barb said that if the total water bill is $130K and if you divide that by 278 which includes the shop and clubhouse and divide that by 12 months that amounts to $42.50 per household per month which is reasonable. Mike said much of the water is for the golf course. After further discussion, Barb moved to approve the budget. Jeanne seconded the motion. Motion carried.

**Administrative‌ ‌Assistant‌ ‌Report:**‌ ‌ Don reported the following deed changes Here are new deed changes not previously reported: 5/20/24 7300 South St., No. 9 King Gray Michealla to Amber Honke; 6/10/24 7221 South St. No. 2, Beverly and Craig Gude to M. Jo Theis; and 6/12/24 7200 OPR No. 5, Greg and Tammy Hanel to Teresa Neal.

**Golf Report:** None.

**Architecture‌ ‌Committee‌ ‌Report‌**:‌

Updates:

Biar Glynn units 10-14 owners signed roofing contract. Jeanne clarified with Sue Loudon that the brand of shingle on other bldgs needs to be used, nothing close to the look. Owners will discuss painting of the bldg. after roofing done. Considered going with a lighter color. Told Carla Osberg can’t just change to a lighter color, requires starting the process over from the beginning with entire court discussing & voting then onto Arch & Board for approval.

Architecture Requests:

None

Problem Units

Settled a work hired notice with Bob Lasses, San Simeon. He was charged for a repair on E side of his garage that any work done on the E side is for John Janovy to do. Edited bill from $278 to $155.50. Have not tt John Janovy about this yet.

Status of 2 Work Hired notices sent to 2 Briar Glynn residents in May:

Mailing week of May 20, 2024: Briar Glynn 7300 South St non-approved vinyl windows painted correct dark brown color.

#1 Thomas Guitar – Completed painting

#8 Jake & Elizabeth Sorenson - refused painting. Jeanne in process of getting painting quote from Esteban Painting per lawyer’s request.

June & July: If not already contacted, will contact every owner of a unit that has non-compliance windows installed and inform them they need to be in compliance.

**2024 Surveys:**

Have a few more letters that need to go out and few non-compliance to send work hired notice for.

Jeanne said the seller of 7300 South St No. 12 called and he may pay for a new roof.

Esteban painting will charge $60 for each window.

**Landscape‌ ‌Report: As previously noted the landscape survey was completed in Mid May. There were several units noted to be rechecked after May 31. Those rechecks were completed and detailed findings were noted on the survey sheets.**

**#9 San Simeon – It was noted that it is not rail ties but landscape timbers that are strewn around that need to be picked up and rearranged in a more sightly manner or discarded.**

**#6 Cromwell – Yard cleanup as per 5/6/24 survey report has not been done.**

**#7 Cromwell – Shrubs overhanging Patio and Commons Area need to be trimmed. There are some sticks that need to be cleaned up and put out for the grounds crew to pick up.**

**#16 Cromwell Flower beds and patio need weeding and trimming.**

**#3 Tiffany – Same notes as in 2023. Patio tables and chairs are stacked in an unsightly manner and there is an old wading pools sticking in the fence behind the stacked patio furniture. Other areas of the patio need to be trimmed and cleaned up.**

**#19 Ramsgate – It was noted that the new flower bed is encroaching upon the commons area beyond that allowed in the bylaws. I visited with Dr Reed giving him a copy of the landscape regulations noting that his lot is just four feet in from of the garage and four feet on the side of his unit. I noted that he has six months to correct and reseed the effected commons area.**

**Long‌ ‌Range‌ ‌Planning*:***  No report for the Long-Range Planning Committee this month.

**Concrete‌**:‌ None.

**Court‌ ‌Captains:**  Nothing to report. A meeting will be held in July. Linda

**Social‌ ‌Committee.‌**

1. **Thirsty Thursdays**

The Social Committee is continuing to host a Thirsty Thursday social behind or inside the clubhouse (depending on the weather) on Thursdays from 4:30 to 6:30 PM. These events are attended by anywhere from 12 to 20 residents. These weekly get-togethers will continue through the end of August, except for June 20 (the evening before our Summer Fun Party) and on July 4 (when residents are likely to have other activities).

2. **Annual Garage Sale Weekend**

Our annual Wellington Greens garage sales will be held on Friday, June 21, and Saturday, June 22, 2024.

The banners at the entrances of Wellington Greens were hung on June 17 and the sale weekend has been promoted through our newsletters and email.

3. **Big Summer Party June 21, 2024**

The Social Committee met on June 17, 2024 to finalize planning of our June 21 Summer Party. Dan Reynolds will perform, the Street Treats Ice Cream Truck will sell treats, and free margaritas will be served. Goodwill donations will be collected for the clubhouse remodeling fund.

In anticipation of the June 21 party, Thirsty Thursdays and other outdoor events, the chair of the social committee purchased four canopy tents and two side panels for a total of $251.00. This increases our inventory to six tents—three lightweight and two heavier weight 10’ X10’ tents and one 8’ X 8’ tent that can be put up by just one individual.

4. **Bridge to Better Living Coffee Social and Information Session**

Don McIntyre is finalizing plans with Kaye Jesske, who is the marketing director for Bridge to Better Living, for hosting a coffee and information session at the clubhouse currently scheduled for 9:00 to 10:30 AM on July 25, 2024.

**Web‌ ‌Site: ‌** ‌‌None.

**OLD‌ ‌BUSINESS:‌** ‌ ‌

 **Clubhouse:** Getting new est from Deinert Construction. Further discussion was had and suggestion was made to call Katie and ask for her contractor’s number and to get a bid from Patriot to move the air return. Jeanne moved that the closet be removed. Motion was seconded by Barb. Motion carried.

**NEW‌ ‌BUSINESS‌**

Linda said she had a note from Katie to pay her to cut down a tree, The board decided to not pay her to do that.

Lon asked for Board approval to have a second car in the common area at his resident because his son was moving in. Mike seconded the motion. Motion carried.

**Newsletter‌ ‌topics**

No political signs in the common area.

Mike moved that we adjourn. Jeanne seconded the motion. Motion carried.

Meeting adjourned at 4:56 p.m.

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**Next‌ ‌Meeting: ‌ ‌‌**The‌ July, ‌2024‌ ‌Board‌ ‌meeting‌ ‌is‌ ‌scheduled‌ ‌for‌ July 16,‌ ‌

2024 ‌at the clubhouse starting at 4:00 P.M.