

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
June 20, 2023

Present: President Linda Siedhoff, Vice-president Lon Dyer, Treasurer Mike Behne, Secretary Jeanne Johnson. Burke Morrow and Vaughn Carter

Approved absence: None

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

Guests: Randy Deinert, Contractor, Raymond, Ne., Susan Tavares, Mr. Duey, Chris Carpenter and Laura McClurg.

Mr. Deinert made a presentation on remodeling the clubhouse. It included removing the fireplace, removing the west wall and closet and put in beams with there being no post in the middle; removing the present deck and putting in a deck extending 14 feet to the west and eight feet around the side to ground level. He passed out an estimate including prices for different aspects of the work.

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the , 2023 meeting minutes. Lon moved to accept the minutes and Mike seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting)
Another great month at Wellington Greens! The crew has been working very hard and the new hires are fitting in well and learning quickly. If you get a chance, please thank them for a job well done!

Below list of completed tasks this month, aside from our usual mowing and line trimming:

- Trimmed and removed dead branches from over 50+ trees
- Removed 20 dead or dying trees and shrubs
- Cleaned out underbrush on 70th street berms
- Planted trees and shrubs behind Cambridge Ct to create a screen from neighbors to the East
- Completed clubhouse landscape and golf course access steps
- Completed 10+ work requests

Our goals for next month are to continue with tree pruning and landscaping to help beautify Wellington Greens. As always, let me know if you have any questions or concerns. Please fill out work requests online or in person and we will do our best to accommodate and prioritize. Phone calls, texts and emails tend to be forgotten and do not get added to our work request log.

Thank You,

Linda said she liked the work request log.

Resident's Comments: Mr. Duey handed out some signed request for covenant compliance. He said he requested adherence to the covenants with reference to the orange door at unit No. 12, he said it is the color of a traffic cone and that they wanted it changed to adhere to the covenants. Jeanne said doors are not in the covenants and if we changed the covenants, the orange door would be grandfathered and would not have to be changed. Vaughn said we should check with our attorney. Lon said doors are not in the covenants, garage doors and siding are, but not front doors. Linda said the board would discuss it. Mr. Duey said the second item is the flat roofs; that when they were built in 1968, they were higher in the middle and lower on the ends so they would drain and that as roofers worked on them, they became lower in the middle and did not drain properly. Linda said that is a problem for the home owners and not the Association. Mr. Duey said the Association needed an independent auditor committee; that no one sees the expenses of the Association. Mike told him they are on the website and showed him the financial report showing the expenses and said the Association has an independent auditor that audits our books every year and his report is available at every annual meeting.

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

Treasurer Report: I've reviewed the financial statements as of May 31, 2023 copies are attached.

From operations we had net income for the month of 286. which gives us a year-to-date profit of 92,012. The YTD budgeted income 450,996. actual revenue YTD is 463,171. we are above budget for the year by 12,174. Most of the difference is in the green fees revenue which is 9,819. more than budget, and advertising revenue is 998. above budget.

On the expense side, employee expenses are below budget for the year by 36,437 or 8.08%. Buildings and Grounds are 27,477. less than budgeted for the year. Total Utilities are slightly below budget for the year by 1,717. Total General & Administrative expenses are below budget by 10,216. Total Expenses are 371,158. and budget is 447,005. resulting in a YTD difference of 75,847.

The balance sheet has 260,526. in current assets and 76,369. in current liabilities. The current ratio (current assets to current liabilities) is 3.41 to 1

Cash is at 185,809. in the checking account and 62,804. in the reserve account, for a total of 248,613. As of 6-16-23 the Accounts Receivable are 20,841. and the Prepaid Dues are 22,746.

As of 5-16-23 the bank loan is down to 61,154. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fee for April was 352.45

There were 2 invoices for repairs and painting that were mailed 5-19-23 & 6-2-23.

The Finance Committee will meet in July to review financials and complete a draft budget for 2024 and review interest rates for a Money Market or Saving Account.

Results of the Clubhouse Roof claim/inspection, they only found damage to a downspout totaling \$163.98 - our deductible is \$2,500. Claim closed

Workers Compensation Audit sent to Markel 5-30-23. The auditor will only follow up if they have questions or need additional information. After the audit is complete, they will mail an explanation of the audit results.

If there are any questions, please contact me. If not, I would ask that the financial statements be approved as presented. Mike said the water bill was \$27,000. Vaughn moved that the treasurer report be accepted. Mike seconded the motion. Motion carried.

Golf Report: New memberships have slowed to a trickle. Marshalling seems to have an effect on the course not always positive. BUT, way more positive comments have been made (at least to me) than negative, especially when I explain WHY we are doing it. Carol and I have been tag-teaming golfers on hole #2 from our vantage points and I have done a couple walk arounds during seemingly busier days. A main focus is to make sure everyone signs the book in order to determine the usage of the course (and to see if we are collecting fees accordingly). We are having good success with this. Lon said we have 168 non-resident golfers, a record number thanks to Carol.

Concrete: No further progress has been made towards a solution for our concrete issues. I have had private conferences with a number of WG residents and inquired as to how they would see fit to handle them. No new solutions have been encountered. I will have a special meeting announcement ready to run in the next two months newsletter. I intend to explain the concrete issue, explain we have had an estimate done and now need to consider how to go forward. Nick said the sidewalk in Canterbury, Unit No. 35, Barbara Casey has settled. Lon said he would look at it. Nick said perhaps it could be mud jacked.

Linda said that there is a budget committee meeting in July and that she thought the concrete budget needed more money and should request it at the finance committee meeting; that the committee should meet and discuss whether they need more money in their budget. She said we will need a nominating committee chair next month.

Administrative Assistant Report: Only one deed to report: On May 26, 2023, 7101 South St. No. 7, from Sasquatch Ent. to Tammy and Harold Kerr.

Architecture Committee Report: Inaugural submission of the Architectural Angle was in the June WG newsletter.

Architecture Change Requests:

7410 OPR #16	Wellington	Randy Bretz	5/23/2023	change exterior paint colors
7411 OPR #5	Blenheim	Carl Engstrom 402 560 1385	6/4/2023	rotted garage corbel
2324 s 74 #2	Warwick	Bill & Jane Haire	6/8/2023	back windows

7100 OPR #19	Ramsgate	Mardy Meade	6/6/2023	back deck
7200 OPR 6	Regency	Don & Cindy Craft	6/9/2023	replace front & back cement patios with cement
7100 OPR 21 Menard w/new	Ramsgate 6/13/23	Velda replacing old Pella window		Pella window

Problem units:

7500 So St #7 - Denise Witherby - I believe the painting is done.

7111 OPR #2 – Greg Truatman – Greg painted part of unit, but in wrong colors. Due to health issues, gave him till fall to complete repainting.

Briar Glynn Court – in process of possibly changing court colors. Each building possibly a different

Canterbury Court – discussion going on per changing from cedar to laminate shingles. Discuss at Board meeting.

Warwick Court – 6/8/23 tt both Tedda/Court Captain & Jane Haire per Janes architectural concerns noted in her email

In process of acquiring architectural information per court to be noted on the WG website.

Landscape Report: Discussed at the Landscape committee on June 13.

Goal for 2022-2023

Work with the Architectural committee for planned inspections. Possible new landscape plans on some common areas (UNL could be contacted for help on this.)

Goal for 2023-2024

It was added that Nick is a great resource for improving landscaping plans. We looked at the impressive installation of the steps and landscaping on the south side of the clubhouse. Many compliments to Nick and his team! We discussed that future landscaping plans consider native plants and plants that have a low water requirement.

Handling Yard Clean Up

We discussed several requests for help with yard cleanup. Most requests I received were from residents not physically able to complete the work. I helped one resident with leaf

clean up and arranged a meeting with Nick as weeding was not on her property but in the commons.

A committee member mentioned that some of the units requiring clean ups are from residents that do not live at Wellington Greens full time. She suggested that court captains would be aware of which units might need work during times when the owners were not living in the unit.

We are looking into court volunteers, a service group, or gardeners to assist residents.

City Water Restrictions

The water restrictions are voluntary at this time. Grounds superintendent Nick Horvath created a schedule to aid residents on the voluntary restrictions.

These water restrictions are only voluntary at this time, but we can all do our part to conserve water and prevent mandatory restrictions.

Devonshire and Pembroke can go by their actual house number while everyone else can go by their court number and not unit number.

Example: Ramsgate court is 7100 Old Post Road so would follow even days (Sun, Wed, Fri) and Sunbury court is 7101 South St so would follow odd days (Tue, Thur, Sat).

Wellington Greens had considerable re-seeding this Spring. Consequently, re-seeded areas required more water and attention than other areas. The newly seeded areas look great!

Other Concerns

Concern from Mary Lehman (7221 Old Post Road unit 12) about residents excessively watering. Lincoln is in a drought and the city would like residents to conserve water. The concern is that since water is "free", some residents may be taking advantage. She also mentioned that she misses the monthly newsletter.

This could be addressed by adding an ICYMI (in case you missed it) or similar item in the newsletter.

Long Range Planning: None.

Court Captains: None.

Social Committee. We did a WG promotion event yesterday at HotWorx Spa. I will provide details at the meeting. We are on track for the Parrotheads in Paradise event this Friday.

Vaughn said we did a promotional event at Hotworx Spa and there was very little interested except that some people there for the promotion were real excited about our golf course and fees. Vaughn said that Connie had purchased two tents, one was a 10 by 10 for \$85 and one was 12 by 12 for \$135. After discussion Vaughn made a motion to purchase a 12 by 12 canopy for \$135. Jeanne seconded the motion. Motion carried. Vaughn reminded everyone to go to our Facebook page and share the promotion about the Parrot Head party.

Web Site: Don said the new website design proposal offered a lot more than we needed and that we only pay \$100 annually for the one we have now. The board decided not to go with the new website. Jeanne said she would like to see the subject matter more spread out with more links in the headers like one for bylaws and one for covenants. Don said he could do that.

OLD BUSINESS:

Parking in San Simeon: Discussion was had on the golf league players parking in San Semion and Linda made a motion to put up no parking signs. Mike seconded it. Motion carried.

Clubhouse remodeling: Discussion was had on remodeling the clubhouse and Vaughn moved that we tell Mr. Deinert to schedule us in per his bid. Jeanne seconded the motion. Mike asked what funds to use to pay for it and Linda said half from the general fund and half from the reserves. Motion carried.

Nick said we needed to add Eric to the Health Insurance. Mike said he would do that.

NEW BUSINESS:

Newsletter topics: Study to see if we should proceed with covenants change to the rental policy and that voting forms would be given to the court captains.

Lon moved that we adjourn. Vaughn seconded. Motion carried.

Meeting adjourned at 5:52 p.m.

Next Meeting: The July, 2023 Board meeting is scheduled for July 18, 2023 at the clubhouse starting at 4:00 P.M.