

**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.

**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.

**Resident'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: July 1, 2024, 7300 OPR No. 2, Danielle Haas to Daniel Levi and Leslie Campbell and July 2, 2024, 7311 OPR No. 22, Homemade Holdings LLC to Jason Merritt

**Golf Report:** None.

**Architecture Committee Report:**

**Updates:**

Biar Glynn units 10-14 owner's roof has been replaced.

**Architecture Requests:**

1. Pembroke courts – garage roof request (see below)
2. Jeff Rump – Regency 7200 OPR #7 - new front door color, black.

3. Harry Lippert -7200 OPR #16 – Regency – Change 3 window piece to 1 picture window. Not changing footprint. Exterior color will match all other units windows.
4. Jan & Bill Rice – 7300 OPR 14 – Chatham Park – exterior drainage work due to water in crawl space.

### **Problem Units**

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

Working with contractors to complete work 2 problem units haven't completed.

7111 OPR #8 – painting garage & unit.

7311 OPR #19 – cedar shingles on upper rear window

Date 07/03/2024, 4:07pm

### **DETAILS**

Homeowner Name David and Lori Barr

Address 7544 South Street, Lincoln, AL, 68506, US

Do you live at the address?

Yes

Court Name Pembroke

Telephone (402) 202-3939

Email loribarr28@gmail.com

Please describe architectural change or work request.

The residents of Pembroke Court are all in agreement to remove shake shingles from the front garage area and replace with metal roofing material. We have gotten estimates from a licensed contractor.

We would also like to change the color of the garage door and front doors of all the townhomes with same or near same color.

See photo below. Top photo is metal roofing product and bottom photo is the area proposed. Photo #1 is color proposed, circled in Red.

Jeanne said Pembroke is the only court where the roof color is different than the garage. Linda said it is not a problem if it is all the same mansard. After further discussion Barb made a motion that the mansard had to match the roof. Lon seconded the motion. Motion carried.

**Landscape Report:** Seven units were rechecked on July 9<sup>th</sup> for conditions that were noted during the annual survey. Six of which were listed in the June report. Letters were written and forwarded to Don McIntyre for disbursement to the various individuals. Also a copy of the letter to Timothy Gaylord was sent to Anne Votipka the court captain of Canterbury East.

Jeanne said that you should only give 2 weeks' notice for landscape cleaning.

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

**Concrete:** None.

**Court Captains:** Nothing to report.

**Social Committee.**

#### 1. Thirsty Thursdays

The Social Committee is continuing to host a Thirsty Thursday (TT) social behind or inside the clubhouse (depending on the weather) on Thursdays from 4:30 to 6:30 PM. The TT on July 18 will be followed by a Storytelling Festival organized and promoted by Randy Bretz.

Future TTs will continue to be held each week until the end of August or until the clubhouse is closed for remodeling.

#### 2. Annual Garage Sale Weekend

Our annual Wellington Greens garage sales were held on Friday, June 21, and Saturday, June 22, 2024. According to a letter from Goodwill, Wellington Greens residents donated 3,194 pounds (1.6 tons) of castoffs, but our association did not win a prize for our donations.

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

The party hosted south of the clubhouse on Friday, June 21, 2024, was a success. About 100 residents and non-residents golfers and their guests attended. The music performed by Dan Reynolds was a hit, and about 150 free margaritas were served! Dan received a check for \$350, tequila cost \$121 (including leftovers for next year), and the margarita machine rental was about \$230, although a bill from the Margarita Man has not as yet been received. \$420 in donations were received, which was significantly less than last year's donations at the Parrot Head Party.

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

A morning coffee and information session to be held on July 25, 2025, at 9:30 AM, sponsored by Bridge to Better Living to 10:30 AM on July 25, 2024.

Barb said that Randy wanted \$50 reimbursed that he paid Ingrid Gessart for her music concert at Wellington Court and so moved. Mike seconded the motion. Motion carried.

**Web Site:** None.

### **OLD BUSINESS:**

**Clubhouse:** Barb presented a floor plan for the clubhouse renovation. Jeanne said the cabinets need to be replaced. It was decided to not rent the clubhouse in September and October. Jeanne made a motion to approve Barb's plan. Mike seconded the motion. Motion carried.

After discussion the board decided to not approve the metal roof for Pembroke and that the roof should match the mansard.

### **NEW BUSINESS**

Linda said she had a note from Katie to pay her to cut down a tree. Nick said it was on the list for when No Limits Tree Service could get to it. They couldn't do it right away which is what Katie wanted, since they give us such a good rate by us being flexible and letting them come to trim up trees as their schedule permits. The board decided to not pay her to do that.

After discussion it was decided that the board meetings would start at 3:30 p.m. and that the August board meeting would be August 22 at 3:30 instead of August 20.

#### **Newsletter topics**

No political signs in the common area.

Jeanne moved that we adjourn. Mike seconded the motion. Motion carried.  
Meeting adjourned at 4:47 p.m.

**Next Meeting:** The August, 2024 Board meeting is scheduled for August 22, 2024 at the clubhouse starting at 3:30 P.M.