

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
January 22, 2025

Present: President Linda Siedhoff, Vice-president, Barbara McCuen, Secretary Jeanne Johnson, Treasurer Jim Wharry, Dave Owen and Dayne Urbanovsky

Approved absence: None

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

Guests: Alfred and Sharon Topil and Vaughn Carter.

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the January 6, 2026 special meeting minutes. Jim moved to accept the minutes and Jeanne seconded the motion. Motion carried.

Linda asked for any additions or corrections to the January 6, 2026 special meeting executive session minutes. Dayne moved to accept the minutes and Barbara seconded the motion. Motion carried.

Linda asked for any additions or corrections to the November 18, 2026 Board meeting minutes. Barbara moved to accept the minutes and Dayne seconded the motion. Motion carried.

Linda asked for any additions or corrections to the November 18, 2026 Executive Board meeting minutes. Jeanne moved to accept the minutes and Dayne seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) We have been busy cleaning up stump grindings and mulching leaves with the warmer temps. The larger stumps obviously take longer as there are more wood chips to pick up and the holes require about a truck load of dirt to fill. We took care of some tree removal and trimming as well.

It looks like some colder temps are going to set in, which will allow us to get back to servicing equipment so it is ready to go for spring. We were able to spend the last week rebuilding our Vicon spreader, used for both fertilizing and topdressing. This should get us through another 10 years without having to purchase a new one.

We plan on watering new trees during the next warm spell. We will also give the golf greens a drink. This will give them a head start when spring hits. It's amazing how dry things get during the winter without snow cover and high winds!

As always, feel free to contact me with any questions or concerns. Thank You, Nick Horvath WG Grounds Superintendent 402-440-1067

Resident's Comments: Sharon Topil asked if fireworks were legal. After discussion she was told as long as people follow local rules and laws. Vaughn said he just wanted to say that the crew is doing an awesome job.

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

Finance/Treasurer: There is no meeting this month but I've reviewed the financial statements as of December 31, 2025 copies are attached.

Ending Cash in the Checking account is at \$22,447, down \$4,747 from November. The Reserve account balance is down to \$62,342. That is because we took \$83,20 for the concrete work, but there was \$5,540 was the monthly transfer from checking plus \$130 interest. The Account Receivable from the City of Lincoln in the amount of \$52,432 was received and deposited on January 5, this year which put the reserve balance back over \$114,000. The balance of the amount spent on concrete was added the listing of fixed assets in the amount of \$30,776. There was no budget amount for concrete work and the expense was paid for with funds from the reserve account. If we left it on the income statement it would have skewed the expenses on the income statement to show a large loss. In the past we budgeted for concrete work and took the cost as an operating cost.

The current ratio (current assets to current liabilities) is 3 to 1

Our bank loan is down to \$5,542. In March, we make the final payment on the loan. The monthly payment is \$1,855.

As of December 31, the Accounts Receivable are \$22,893 and the Prepaid Dues are \$19,666.

On the income and expense side, with a loss of \$13,036 we are ahead of the budgeted loss for the first three months of \$21,315, by \$8,279. Part of this is because we have not expended any money for water line repairs, which is budgeted for \$8,450. There are other items over and under on the budget. We are \$4,988 to the good on the income side, with is mostly due to the Greens Fees Revenues by \$4,230. The total expenses are under budget by \$3,290 which is a combination of Buildings and Grounds being over by \$6,954, which is mostly due to the cost of tree removal, trimming and landscape improvement. Compared with the Salaries, Utilities, and General and Administration being under by a combination of \$10,244, yields the under budget amount.

The lockbox fees for November were \$519.

If there are any questions, please contact me. I request the financial statements be approved as presented. Respectfully submitted, Jim Wharry, Treasurer.

Linda asked what all was included under utilities? Jim said electricity for the clubhouse, maintenance building and light poles.

Dayne moved to approved the November and December financial reports. Jeanne seconded. Motion carried.

Golf Report:

Golf committee met on 1/14/26, please see minutes. (following)

Wellington Greens Golf Committee Meeting 01/14/26 3pm WG clubhouse

In attendance: Jeanne Johnson, Barry Johnson, Carol Conway, Mark Hoistad, Lon Dyer. Absent: Brian Runge.

Reviewed board approved golf membership & guest pricing for 2026 season

Discussed tracking of memberships & leagues. Jeanne asked Carol to make sure league members sign in.

Discussion on April-March season or change to January-December.

Carol said April-March season in place when she took over.

Less work for Barb during busy holiday time end of Dec

Golfers who purchased memberships in Dec 2025 can golf through March 31, 2026

Renewal letters to current members – review & edit as needed

Include a sheet with the non-resident golf members survey info on it.

Carol sends letter to Barb. Barb mails renewal letters. *Residents golf survey not emailed yet

Members Sign In & Guests register plus payment

Golfers can use QR code OR paper for golfers for both

Nick has edited paper sign in sheet at clubhouse. Nick emails registration pages to Jeanne once full

Signs on each hole's bench with QR code. Create, order & install hopefully by April 1, 2026

Signage/Advertising

-New signs & banner - Create, order and install hopefully by April 1, 2026 -

Discussion – Why advertise? Are we at capacity? Nick said 150 is max. Jeanne noted 2025 there were 177 WG memberships. Jim Ager has 32,000 golfers in 2025. Pine Lakes motto is people are more important than grass. WG will need to figure out through data, research, etc. what our happy place is with memberships. -

Jeanne showed committee drafts of all 3.

Signs on each hole's bench with QR code to sign in / register & pay for guests. Bigger nicer sign closer to South St advertising clubhouse & golf course memberships

Add graphics of clubhouse in addition to golf banner on 70 th street fence: Advertise clubhouse rental & golf memberships on it, use QR code. Remove pricing so can use yr to yr, if stays in good condition.

*Jeanne met with Dayne Urbanovski. Dayne suggested web pages created for each form of advertising to count usage vs just being directed to the clubhouse page or the

golf membership page. Jeanne will create. The end user will not notice any difference, but reports can be run to show if advertising is working and which one.

Hire marshals for busy times – Police course, collect data. -

Fri – Sun, for sure evenings & maybe some days. Possibly start April. Maybe use start of June. -

Discussion: Done before, not much success, only course in Lincoln w/out a marshal, trespassers an issue on all courses.

Course request from Dave Malone/Pine Lake Golf Pro -Dave would like to bring approx. 30 Jrs in his Jrs program to golf WG some morning in June or July. Would take approx..3 hrs of course play. Discussion- Do we charge course usage fee, like for leagues? It's only 1 time, in the am, we choose non busy day, maybe no course fee. Committee says yes to do as a goodwill gesture, Dave Malone is aware guest fee is \$13 ea – ask him what funds they have avail to pay and possibly go with that amount. Have WG golf membership flyers & possibly WG golf balls to hand out – advertise, maybe get a membership or 2 out of it.

Need to check with Nick per golf balls.

Board needs to approve.

Other – Check with Nick per WG merchandise. Can create a page on website for it if still wanting to offer. Next meeting – pending Adjourned

Golf season guest fee – Board discusses

1. if memberships run April-March or Jan-Dec.
2. When to change guest fee.

Residential golf survey – will email sometime before next board meeting.

Membership golf surveys to go out with renewal letters as mailed.

Advertising –

1. Sign in QR code on each hole & by paper sign in.
2. 70 th St banner w/ advertising clubhouse & golf course.
3. South St & Old Post Rd permanent sign advertising clubhouse & golf.
4. Bigger golf course sign near S steps.

Marshaling – pending

Discussion was had to make the non-resident memberships run from January to December; that the residents would be told about the guest fee when the stickers go out.

Jeanne said she talked to SignPro, Nebraska Printing and Staples about signs to advertise both the golf course and clubhouse.

She said Dave Malone from Pine Lake Golf talked to her about 30 juniors playing one day at Wellington's; that they are trying to play each golf course. She said we could make up packets for them including golf balls with Wellington Greens on them.

Bylaws: Pending additions – 1. Exterior lighting: Owners wanting to change/update/add exterior lighting to their unit, please contact architecture for approval. This excludes seasonal temporary lighting. 2. Edit under Re-roofing. Need to add clarification that when re-roofing or changing the shingles type on a shared roof, a 2/3 majority is required by owners, re-roofing is done at the same time and architecture approval needed. 3. Other

Administrative Assistant Report: Don reported the following deed changes: Here are the deed changes since our last meeting: On November 25, 2025, 7300 South St. No. 13 from Norman Foster to Nicholas Wood, on December 8, 2026, 7101 South St. No. 4, Michael and Kristine Beaver to Mark and Debra Nicholson, and on December 24, 2025, 7300 South Street, No. 4 Gale Kurte to Jodie and Donald Husk,

Don reported the clubhouse was rented 82 times in 2025 and of that 82 times, 19 were non-residents. It is reserved 13 times in 2026 and has been rented 4 times so far in 2026. Don

Architecture Committee Report:

Architecture Requests:

7300 Old Post, Unit 11 (Chatham Park Court): Request to do exterior repairs/replacements (brick, outdoor lights, front door and fence) and change paint color of unit

7411 Old Post Road, Units 1-6 (Blenheim Court): Request to reshingle units. Six units would be impacted. Court will do a vote to determine if they will move forward.

Landscape Report: Dave said he had no report.

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

Concrete: No report.

Court Captains: No report this month.

Social Committee. 1. New Year's Eve Party

The New Year's Eve Party scheduled and promoted for December 31, 2025 had to be cancelled due to a conflict with the football bowl game played by the Huskers during the time scheduled for the party.

2. Tuesday Coffee Klatsches

The first Coffee Klatsch for 2026 was held on Tuesday, January 20, 2026, from 9:30 to 11:00 AM at the clubhouse. Pastries from HyVee were served along with coffee. A total of 16 residents attended the get-together. The next Coffee Klatsch will be held at the clubhouse on Tuesday, January 27, 2026, from 9:30 to 11:00.

3. Meeting of the Social Committee

A meeting of the Social Committee is scheduled for 4:00 PM on Wednesday, January 28, 2026, at the clubhouse. The purpose of the meeting is to decide what social events will be held this spring and early summer in addition to the Tuesday morning coffee klatsches.

Barbara said she had talked to Doug Dickerson and scheduled him and John for June 5 with June 12 as the rain or heat date for our 4th annual spring bash.

Web Site: No report.

OLD BUSINESS: Linda said that Walter Zink, retired lawyer, recommended Rembolt/Ludtek for an attorney. Barbara made a motion that we hire Ann Post of Rembolt/Ludtke pursuant to her letter for our attorney. Dave seconded the motion. Motion carried.

NEW BUSINESS

An oversight committee for the association was discussed. Linda made a motion that an oversight committee be appointed to oversee board duties, dues, Long Term Planning, handbook and make recommendations to the board; that the committee consist of three board members and at least three residents. Dayne seconded the motion. Motion carried.

A community garden was discussed and it was decided to not have one.

Newsletter topics Article on garbage haulers, attempt to use just one in each court and that some of them give a discount if you pay for a year in advance; no dogs to be off-lease in the commons; no kids playing on the greens and again about putting grass clippings and leaves out with the garbage.

Dayne moved that the meeting be adjourned. Jeanne seconded the motion. Motion carried.

Meeting adjourned at 4:45 p.m.

Next Meeting: The February, 2026 Board meeting is scheduled for February 17, 2026 at the clubhouse starting at 3:30 P.M.