

**UNApproved Annual Membership Meeting Minutes
Wellington Greens Home Owners Association**

November 3, 2024

Board Members Present: Linda Siedhoff, president, Lon Dyer, vice-president, Mike Behne, Treasurer, Jeanne Johnson, Secretary, Barbara McCuen and Jim Wharry.

Approved absences: None

Staff: Don McIntyre, Administrative Assistant

The meeting was called to order at 3:02 p.m. by President Siedhoff with 32 members present.

President Siedhoff acknowledged the residents in attendance and asked new residents to please stand and she acknowledged them. She asked that all residents that have lived in Wellington Greens over 20 years to stand, asked for those over 25 years and those over 30 years. She introduced the Board members in attendance.

President Siedhoff asked for approval of the 2023 Annual Meeting Minutes. A motion was made by Paula Schwarten and seconded by Randy Bretz. The motion carried.

President Siedhoff asked vice-president Lon Dyer to introduce the candidates up for election to the Board of Directors and have them make their presentation to the group. The candidates were Randy Bretz, Betsy Cowan, Jeanne Johnson and Dave Owen

The Candidates made their presentations.

President Siedhoff called a recess so that members could cast their ballots.

(Recess was taken)

President's State of the Association – Linda Siedhoff

It has again been a busy year at Wellington Greens. The grounds crew has worked hard to keep our campus looking great by seeding, planting trees and overall maintenance. We are in a drought again and the campus still looks great. Thank you to residents who have been helping with the watering. We had a major wind storm this summer and the cleanup of trees and branches was devastating but is coming back now.

We have updated our website to make it more user friendly with all the information you need at your fingertips. You can also pay your dues on the website now making it easy for you. The architecture committee has worked hard to get all units into compliance and are doing a great job. We are almost there. The golf course is looking great with some new tee boxes. We had several leagues that played this year along with many other residents and members.

Our big undertaking is the clubhouse remodel which should be done by the end of November. An open house will be held after that so we can all see what has been done. It is looking good. Lenhoff Construction is the contractor doing the work. Barbara McCuen has been in charge of this project.

We had three water main breaks we were responsible for this year, which took a hit on our checking account. However, we are in great shape and plan to focus on concrete replacement next year. It has been a great year at Wellington Greens.

Golf – Lon Dyer

Once again, our golf course had a terrific year, affording our residents and members a spectacularly beautiful and well-kept vista on which to enjoy a round of golf with friends and neighbors. Thanks to our grounds crew and especially Nick for all their hard work to keep our course in this shape!

We sold 36 single, 119 family and 3 grandparent non-resident memberships. We have room for additional memberships. What great Christmas gifts for residents extended family members! We also are offering guest passes for \$10 (for your family or guests).

158 non-resident memberships sold

\$57,976 non-resident membership fees paid

We had the Men's League on Tuesdays, the Ladies League on Mondays, Ameritas League on Wednesday and Couples League on Thursday evenings. We also had the St Johns League earlier in the year.

In support of the costs of maintaining the course, the totals of non-resident membership fees, league fees and guest fees **OVER \$60,000**

Concrete – Lon Dyer

The concrete committee purposefully delayed any concrete work for this year to allow for an overall review of needs and requirements. It was determined we need to locate an engineer or project manager to assist in the design and accomplishment of our needs. Making certain to include necessary drainage features, ample parking, safety concerns as well as simply repairing or replacing the existing broken and damaged concrete throughout our campus is of the utmost importance. This is likely to be an ongoing project to extend over several years and requiring A LOT OF MONEY.

To that end, and to further assist the Board in being able to bear the costs of clubhouse remodeling and additional expense incurred due to the horrific wind storm this summer, the concrete project has been scheduled to be active in 2025.

Treasurer Report – Mike Behne

Finance Committee & Treasurer's Report for the Annual meeting November 3, 2024

For your review, there are copies of the year-end financial statements, the 2025 budget and the tax return available at the back of the room. Every month the income statement and balance sheet showing a 2-year comparison are posted at Wellingtongreens.net.

- The Finance Committee met in July. I want to thank the members for their input: Carol Conway, Dick Vautravers, Jim Wharry, and Al Topil.
 - Reviewed Financials year-to date.
- Draft 2024-25 budget created was presented and approved at the July board meeting - another year of no dues increase.
 - On the Income Statement added GL code 46021 "Water Line Repair" This will make it easier to identify costs instead of posting them to a more generic "Repairs/Maintenance Commons"
 - Suggested we plan to replace the old Red Pickup – at a cost of \$40 - \$50k
 - Reviewed information about our website security – when you use the site to make any payments you are leaving our website and going to Nelnet Payment Services who clear the payments to our checking account.

We started the year with a 236,408 cash balance. We ended the year with a total cash balance of 235,965 --- 33,643 is in the checking account 149,456 is in the reserve account and 52,866 in a short-term CD which matures 11-29-24.

From operations we had net income for the year of 25,931. The budgeted revenue was 676,065 actual revenue is 685,078 so we are above budget for the year by only 9,013.

Capital outlay was 7,455 for the 70th Street Fence and 12,650 for 2 furnaces and a hot water heater for the clubhouse both were over 30 years old.

Financially we remain in a good position. The balance sheet has 246,743 in current assets and 73,058 in current liabilities. The current ratio is 3.38 to 1 (a current ratio between 1.5 to 2 is considered favorable).

We did well on operations – employee expenses are below budget by 9,928. Buildings and Grounds are 3,871 less than budget. Total Utilities are below budget for the year by 5,830. Total General & Administrative expenses are below budget by 2,706. Total expenses are 664,382 and budget was 686,718 resulting in a total of 22,336 under budget for the year.

The July storm clean-up was an expensive non-budgeted expense. We had 13 twenty-yard dumpsters and 20 thirty-yard dumpsters of tree debris hauled at a cost of 4,450. We also had 5 days of tree work with a 60-foot lift at a cost of 8,282. The other non-budgeted expense: 5 water line breaks that cost 29,000 to repair.

The website has been updated to allow secure payment for Dues, Golf and Clubhouse rental via Nelnet If there are any questions, please contact me.

Architecture – Jeanne Johnson

For 2024, the architecture committee received 23 architecture change order requests. Requests were for new roofing, siding, decking, windows, painting, removing a chimney, exterior lighting, fencing and door colors. Most were approved.

There were 6 units in 2023 & 2024 that were contacted due to non-compliance issues with their windows or roofs. 3 of the 6 are back in compliance. Of the 3 that are still out of compliance, 1 will be in compliance after their building is painted in 2025. The 2nd has had a lien put on it and the 3rd is pending the WG hiring a contractor to complete the work and the owner billed.

There were 40 units that didn't complete the requested 2023 spring survey work notices by Oct 31, 2023. Most have completed the work this year. The spring survey of all 277 properties was completed in April. 38 units were mailed work request letters. Many of those have completed the requested work. The units that did not complete the work by Oct 31, 2024, will be mailed a letter to complete the requested work by the end of May 2024 or the work will be hired out.

The focus for the rest of 2023 & 2024 will be non-compliant window issues. This has been an ever-growing issue in our Homes Association that needs to be nipped in the bud as the saying goes. We have many courts, buildings and some units that match and were created to match when Wellington Greens was established. I get it, owners like to update the exteriors of their units and Architecture is all for that. Updating has to be done following the Wellington Green Bylaws, not just the owner's choice. There are several units in WG that have 1 or more non-compliant windows, meaning their windows color doesn't match the other units in their court's windows color. Letters will be mailed to owners who have non-compliant colored windows on their unit which will request them to paint them the correct color.

By-Laws – Jeanne Johnson

The WGHA bylaws were edited 2 times in 2024. The following edits were made,

Edits done January 2024

1. The WG HOA acronym noted in the Updated January 2024 Bylaws under IX SELLING AND PURCHASING in 2 places and XIII PARKING in 1 place is incorrect. Wellington Greens is a Home Association not a Home Owners Association. The acronym for those 3 will be changed to WGHA.

2. Under BYLAWS, XI ARCHITECTURAL AND LANDSCAPE CONTROLS, B. Exterior Architecture Specifications for the Association, e. Roofing i. New Roofing, ii. Existing Roofing and iii. Flat Roofs, Change to dots to lower case letters.

3. Under BYLAWS, XI ARCHITECTURAL AND LANDSCAPE CONTROLS, B. Exterior Architecture Specifications for the Association, e. Roofing i. New Roofing and ii. Existing Roofing

Change from,

i. New Roofing:

- The Board specifies that laminate shingles be used when replacing existing asphalt shingles.
- Cedar “Mansard” wood shingle roofs are to be replaced with laminate shingles.
- Each Court, with sameness or not, need to agree, with a 2/3 majority, on the roofing shingle/color to be used on all buildings in the court.
- It is requested that all connecting units replace roofing at the same time with the same shingles.
- Those buildings in a court of sameness, where one of the buildings has need of reroofing, are not required to reroof until one or more units under their roof need reroofing.
- **If a new roof is installed on a single unit without Architectural approval, Article VIII: Exterior Maintenance of the Covenants will be enforced.**

Change to.

i. New Roofing and Reroofing

- a. A single unit in a building with a shared roof is not allowed to reroof on its own.
- b. Architectural approval is needed whenever a new roof or reroofing on a building is required. Please fill out an Architectural Change form and submit to the Chair of Architecture.
- c. The Board specifies that laminate shingles be used when replacing existing asphalt or cedar Mansard shingles.
- d. All connecting units in a building must replace roofing at the same time with the same shingle.
- e. Each Court, with sameness or not, need to agree, with a 2/3 majority, on the roofing shingle/color to be used on all buildings in the court
- f. Those buildings in a court of sameness, where one of the buildings has need of reroofing, are not required to reroof with the approved shingle until one or more units under their roof need reroofing.
- g. **If a new roof is installed on a single unit without Architectural approval, Article VIII: Exterior Maintenance of the Covenants will be enforced.**

Change from

ii. Existing Roofing

- Repairs of shingles with the same approved shingle does not need Architectural approval.

- If repairs of shingles are done with non-approved shingles, Article VIII: Exterior Maintenance of the Covenants will be enforced

Change to

- ii. Existing Roofing
 - a. Repairs of shingles on single units with the same approved shingle does not need Architectural approval, as long as the repairs don't affect neighboring units' shingles. This does not include reroofing. See i. New Roofing and Reroofing above.
 - b. **If repairs of shingles are done with non-approved shingles, Article VIII: Exterior Maintenance of the Covenants will be enforced.**

Edits made in September 2024

VIII COMMITTEES

A. The Architectural Committee shall:

2. Each Spring, with the Landscaping Committee, carry out an Annual Compliance Review of all 277 units architecture and landscaping.

Proposed change: Every 3 years

IX SELLING AND PURCHASING

Proposed change: correct 2 HOA entries in section to HA

Proposed addition: The owner(s) of the property hold sole responsibility for keeping the property in compliance with the covenants and bylaws of the association.

XI ARCHITECTURAL AND LANDSCAPE CONTROLS

A. Annual Architecture and Landscaping Compliance Survey

1. Every spring...

Proposed change: Every 3 years

Proposed addition: 2. In the years between surveys, owners may be contacted about exterior work and non-compliance issues.

e. Roofing

i. New Roofing:

- The Board specifies that laminate shingles be used when replacing existing asphalt shingles.
- Cedar "Mansard" wood shingle roofs are to be replaced with laminate shingles.
- It is requested that all connecting units replace roofing at the same time with the same shingles.
- Those buildings in a court of sameness, where one of the buildings has need

of reroofing, are not required to reroof until one or more units under their roof need reroofing.

VIII: Exterior Maintenance of the Covenants will be enforced.

Proposed change:

i. New Roofing/Reroofing

- a. All connecting units in a building must replace roofing at the same time with the same shingle. A single unit in a building is not allowed to reroof without approval from the architecture committee.
- b. Architectural approval is needed whenever a new roof or reroofing on a building is required. Owners are required to submit a change form to the Chair of Architecture.
- c. The Board specifies that laminate shingles be used when replacing existing asphalt or cedar Mansard shingles.
- d. Those buildings in a court of sameness, where one of the buildings has need of reroofing, are not required to reroof with the approved shingle until one or more units under their roof need reroofing.

ii. Existing Roofing

- Repairs of shingles with the same approved shingle does not need Architectural approval.

Proposed Change:

- a. Repairs of shingles on single units with the same approved shingle do not need Architectural approval, as long as the repairs don't affect neighboring units' shingles. This does not include reroofing. See i. New Roofing and Reroofing above.

XIII PARKING

Proposed change: Edit 1 HOA entry in section to HA

Landscape and Rentals – Jim Wharry

It was a tough year for the landscaping. As you all know, we had the bad wind storm in July which did a lot of damage to the trees. Nick and his maintenance crew did a good job cleaning up. I understand there are still some places that need to be cleaned up. But we have to understand that there were a lot of limbs and debris from that storm and the broken trees that presented any dangers to life or property had to be taken of first. It was important to get to those first. The remainder, at this point, has mostly been taken care of, there are still a few things that need to be attended to. Nick mentioned that we lost only a handful, three or four, of trees. In the overall clean up, they filled up

five 20-yard containers and twenty-five 30 yard containers, with tree limbs and debris. With the tree services and the containers, the overall cost ran to around \$15,000. Not to mention the time put in by Nick and his crew. The clean-up was not cheap.

The landscape committee met in the spring and did a walk-through noting items that needed to be attended to by the unit owners. When this survey was done, it was noted there is an area, four feet from the side of the buildings that belong to the unit owners for maintaining. There are to be no personal items beyond that area into the common area. During the walk through, they were looking for weeds, shrubs, overgrown trees, and clean ups that needed to be done that were not in the common area. They also noted front and back patios and fences that needed to be repaired, repainted or replaced. Letters were sent out to several (7, but don't say that) owners for items that needed attention. Several more letters were sent later in the year for places that needed attention.

Nick said the campus was reseeded in the spring and in the fall. Along with that there is the fertilizing and treatments for grub and crab grass control. We received 29 trees from the Black Hills Energy Group that were planted. Plus, there are another 11 trees that were, or are to be planted toward the end of October this year.

I know we are in the midst of a drought and people want to water. We, as an association, pay a fair amount for that water, and that cost is included in your association dues. However, we should remember, this water is not free.

In the overall scheme of things, the campus is looking very nice. I would like to think it has good curb appeal as they say. A lot of the credit for that goes to the home owners and to Nick, Ryan and Eric.

Thank you.

Social Committee report – Barbara McCuen

Current members of the Social Committee: Barbara McCuen (Chair), Don McIntyre, Phyllis Mueller, Vaugh Carter, Connie Strohmyer, Lori Barr, Judy Dyers and Joey Kramer. Tammy Hanel also served on the committee until she moved to Missouri.

Holiday Lights Contest

The Social Committee sponsored a Holiday Lights Contest to celebrate Christmas 2023. Committee chair Barbara McCuen and committee member Phyllis Mueller served as the contest judges with input from other committee members. A \$50 gift card was awarded to Unit #1 in Ramsgate Court at 7100 Old Post Road for first place. \$25 gift cards were awarded to the two units that tied for second and third places: to Unit #24 in Kimberly Court at 7420 South Street and Unit 1951 in Devonshire Court. Two additional units were awarded honorable mentions for their outdoor decorations: Unit #2 in

Chatham Park Court at 7300 Old Post Road and Unit 11 in Wellington Court at 7410 Old Post Road.

Tuesday Coffee Klatsches

The first Tuesday Coffee Klatsch for 2024 was held on January 23, 2024 from 9:00 to 11:00 AM in the clubhouse. Coffee Klatsches were held every Tuesday morning through April 30, 2024, for a total of 15 events. Anywhere from a dozen to more than two dozen residents attended each coffee klatsch. Donuts and other sweet rolls were purchased each week from HyVee and offered along with freshly brewed coffee. Many thanks to Phyllis Mueller and Nick Horvath for making sure the coffee was brewed each Tuesday morning!

Annual Garage Sale Weekend

Barbara McCuen and Don McIntyre worked with Goodwill to pick up donations at the end of Annual Garage Sale Weekend, which was held Friday and Saturday, June 21 and June 22. Based on the report from Goodwill, our residents donated 3,194 pounds (1.6 tons) of castoffs, qualifying our home association for the first prize of \$500 from Goodwill. Since the \$500 had to be spend on “community improvement,” the \$500 was deposited in the account for remodeling our clubhouse.

2nd Annual Big Summer Party

The Social Committee hosted a summer party for all residents and non-resident golf members on Friday, June 21, 2024. The party was a success with about 100 residents and non-residents golfers and their guests attending. The Neil Diamond music and other classics performed by Dan Reynolds were a hit, and about 150 free margaritas were served! Donations from the crowd helped to offset the cost of the party and contributed to the clubhouse remodeling fund.

Bridge to Better Living Coffee Social and Information Session

A morning coffee and information session was sponsored by Bridge to Better Living and held on July 24, 2025, at 9:30 AM at the clubhouse. Don McIntyre reported that the event was a success with the nine or ten residents who attended finding the discussion to be enjoyable and useful.

Thirsty Thursdays

The Social Committee hosted the first Thirsty Thursday of 2024 behind the clubhouse from 4:30 to 6:30 PM on Thursday, May 9. Participants brought their beverages of choice and snacks to share. These weekly get-togethers were enjoyed by anywhere from 10 to 20 residents. Thirsty Thursdays continued through August 29, except for

June 20 (the evening before our Summer Fun Party), July 4 (when residents were likely to have other activities) and August 1 (when the event was cancelled due to high temperatures).

Storytelling Festival

The Thirsty Thursday on July 18, 2024, was followed immediately by a Storytelling Festival organized and promoted by Wellington Greens resident Randy Bretz. Almost 50 residents attended the festival, sitting in chairs in the parking lot in front of the clubhouse. Five residents shared their 5-to-7-minute personal stories, and all met with strong applause. When asked if they would like future Storytelling Festivals at Wellington Greens, the audience responded with an enthusiastic “yes!”

Clubhouse Closed from Remodeling

The last event hosted by the Social Committee was the Thirsty Thursday social hour held on August 29, 2024. After that, the clubhouse was closed for remodeling and, hopefully, will reopen by Thanksgiving.

Planned Events for the Remainder of 2024 An open house will be held after the clubhouse remodeling is completed. If possible, another event, such as a Holiday Social will be held before the end of the year.

Long Range Planning – Barbara McCuen

The current members of the Long-Range Planning Committee are Barbara McCuen (Chair) and Vaugh Carter (previous chair).

Aside from reviewing the committee documents that are on file, the Long-Range Planning committee did not have any meetings or projects in the 2023-2024 year.

Website – Randy Bretz

When Jan and I first explored Wellington Greens we saw a beautiful neighborhood filled with trees and well thought out placement of townhomes. Since moving here we’ve discovered the warmth of the people living here, people who enjoy one another’s company and share some fun activities. But, as someone who has spent much of his working career in sharing good stories, I realized that we weren’t doing a very good job of sharing the blessings of this hillside neighborhood in East Lincoln.

So, I approached the Board with a proposal to completely remake the Wellington Greens website and to launch a Facebook page. As a result, we now have a website that is not only appealing and better at telling our story, it’s also given us some online systems that have made life just a bit easier and better coordinated.

For example, on our website you can:

- Pay your monthly dues
- Check the calendar for events
- See announcements of what's going on
- Sign up for a season of golf
- Pay for a single round of golf
- Reserve the clubhouse for a special family event
- Request the crew to tackle a project in your court
- Ask the architecture committee to approve work you want done on the outside of your unit
- Even find out how much rain we just received

<https://wellingtongreens.net/>

We also launched a Facebook site to give neighbors a place to share interesting stories and activities. Join us and keep up with life at Wellington Greens. Feel free to jump on and join us. Facebook: Wellington Greens LNK

Question and answer session.

Dave Owen asked if anyone had requested the city to plant trees on their property along the streets. Linda said she would contact the city. Ray Daniel said he had a sound system that the Association could use. Dick Vautravers asked how many untreated Ash trees remained. He was told approximately 30. Eileen Vautravers suggested that the bylaw changes be put in the newsletter.

President Siedhoff thanked Lon Dyer for his service on the Board and presented him with plaque.

Election results were announced by President Siedhoff. Jeanne Johnson and Dave Owen were elected to the board for three-year terms.

President Siedhoff thanked the volunteers that worked today. Annie Votipka, Steve and Tracy Buchanan, Shirley Shaffer and Phyllis Mueller for helping with registration and for helping with the vote counting.

Motion was made that we adjourn. The motion was seconded. Motion carried

President Siedhoff declared the meeting adjourned at 4:10 p.m.

Respectively submitted:

W. Don McIntyre

Administrative Assistant