

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
February 21, 2022**

Present: President Linda Siedhoff, Vice-president Lon Dyer, Treasurer Mike Behne, Secretary Jeanne Johnson and Vaughn Carter. Burke Morrow at 4:35 pm.

Approved absence: Nick Horvath, Grounds Superintendent.

Staff: Don McIntyre, Administrative Assistant, via phone and Paula Schwarten to assist Don with the minutes.

Guests: Carl Engstrom

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the January 17, 2023 meeting minutes. Vaughn moved to accept the minutes and Mike seconded the motion. Motion carried.

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

It has been a great month for much needed, measurable moisture. We had a rough go the first time with a layer of ice. The crew did a great job with the large snowfall on 2/15 and 2/16. With this amount of snow, there is process and it takes time. We remove snow from the courtyards first, in order to create room for pulling it away from the garages. As a reminder, there are 277 garages and no matter where we start, someone will always be first and someone will unfortunately be last. Please be patient as these larger snow falls require a lot more time.

The maintenance shop was long overdue for cleaning and organizing. The crew did a great job removing old shelves and installing new ones that are easier to see and access materials and products. On the cleaning side, we were able to get rid of a dumpster full of items that will never be utilized and were taking up space and collecting dust. We also received our pull-behind blower that will be helpful in clearing leaves and debris from the golf course, commons and courtyards.

A big shoutout to Kris Grier and the Regency team! They were the first group to take on the task of helping with monthly clubhouse cleaning. They did an amazing job and it should make things much easier and less time consuming from here on out! Thank you. Nick Horvath, WG Grounds Superintendent.

Resident's Comments: Carl said he was just visiting.

Committee Reports:

Treasurer's Report: (Sent in advance of meeting by Mike Behne)

The Finance Committee met on January 23, 2023.

I've reviewed the financial statements as of January 31, 2023 copies are attached.

From operations we had net income for the month of 16,969. which gives us a year-to-date profit of 25,289. The budgeted income through the year end September 30, 2023 is 211,548. actual revenue YTD is 208,951. we are slightly behind for the year by (2,597). Most of the difference is in the green fees revenue which is (3,541.) less than budgeted, which is logical for where we are in the calendar year.

On the expense side, employee expenses are below budget for the year by 22,004. Buildings and Grounds are 2,126. less than budgeted for the year. Total Utilities are slightly above budget for the year by 1,582. Total General & Administrative expenses are below budget by 8,661. Total Expenses are 183,662. and budget is 214,871. resulting in a YTD difference of 31,208.

The balance sheet has 194,774. in current assets and 72,478. in current liabilities. The current ratio (current assets to current liabilities) is 2.7 to 1

Cash is at 126,581. in the checking account and 45,888. in the reserve account, for a total of 172,469. The Accounts Receivable are 29,074. and the Prepaid Dues are 25,817. netting to an Accounts Receivable of 3,257.

As of 1-17-23 the bank loan is down to 67,721.08 Maturity Date is 3/30/2026 Monthly Payment is 1,855.42

The lockbox fee for January was 240.34

There were 6 collection letters sent out in January, 4 have been resolved. If there are any questions, please contact me. If not, I would ask that the financial statements be approved as presented.

Mike said that Ryan has a credit card with a \$2,000 limit and Nick has one with \$3,000 and we have asked the bank to issue us a card with a \$30,000 limit so we can use it to pay our water bill. Linda said that if we use the credit card to pay the water bill we will receive credits like gift cards that we can use to purchase other things. Mike said the banker needs a copy of the minutes with the Board authorizing and approving a request for a credit card issued to Mike Behne with a \$30,000 limit. Vaughn made a motion that the Board approve a request to ask our bank for a credit card with a \$30,000 limit issued to Mike Behne. Jeanne seconded the motion. Motion carried.

Jeanne made a motion that the treasurer's report be accepted. Vaughn seconded the motion. Motion carried.

Golf Committee Report: (Submitted in advance) Golf committee met with discussion of most important issues for the year. We will have further plans to marshal the course, both for discovering unauthorized golfers and to further the appropriate use of the course (fixing divots, trash in containers, etc). Discussion of tournaments and other fund raising opportunities will continue.

Lon said we should look for advertisement from places like assisted living, retirement places, places that our resident would be interested in. Lon said that the golf committee was going to do more marshalling like on weekends, have one person on the course asking to see badges, etc. That the marshals would have a membership list. Jeanne suggested that we issue members a green towel to part on their bags. Linda suggested

we have a beer cart and suggest donations and use it on busy Saturdays and men's league. Lon said all monies raised should be for the clubhouse and not in the general fund.

Administrative Assistant Report: (*Don reported no new deed changes*):

Architecture Committee Report: None

Social Committee. A number of Social Committee Members were out of town when we met in January, we will be meeting again later this week

The Wellington Greens Garage Sale will be Friday, May 26 and Saturday May 27. We will again be participating in the Goodwill Neighborhood Challenge.

We are looking at a fund raiser at the clubhouse, wine, cheese and chocolate.

Tentative date is March 9. Linda said to do it.

Landscape Report: (Submitted in Advance) None

Long Range Planning: (*Submitted in advance*)

Now that the Vision 2033 plan has been completed, it is the feeling of the committee that we prioritize recommendations and lay out timelines for addressing the issues in the plan.

It is the recommendation of the committee that dues are not raised to finance any new amenities projects, so other funding resources will have to be considered, (see below).

PHASE ONE:

It is the feeling of the committee that the Clubhouse, both interior & exterior, is the number one priority and should be the focus of the first year moving forward. This would include.

1. Developing the area behind the clubhouse to encourage more socialization space beyond just for the golfers. This could include picnic tables (with umbrellas) as well as additional landscaping, potted plants etc.
2. Remodel the interior of the clubhouse which would include removing the North wall and reconfiguring the South wall between the kitchen and meeting space. This would make the venue more attractive for events which could generate more revenue to the association. This would also include removing the carpet and replacing it with composite flooring. Removal of the fireplace is still being investigated.
3. Extending the deck around the South side of the building to grade allowing for external deck access. Maybe extending deck further out toward the number one tee, again making the venue more attractive for events as well as for resident socializing.
4. Remodeling & reconfiguring basement to make that space more usable & attractive, including larger windows.

PHASE TWO:

1. Develop a community garden, possibility in the area off of Devonshire.
2. Replace court lighting as well as signage.

PHASE THREE:

1. Consider developing the space across from the clubhouse into more of a park which could include amenities such as shuffleboard, a horseshoe pit, picnic tables, benches and maybe a few pieces of playground equipment, etc.
2. Investigate the possibility of underground sprinkler systems on the golf course and common spaces adjacent to residences.

ADDITIONAL ITEMS TO BE CONSIDERED:

1. Revisit the possibility of some sort of arrangement with Carriage Park for use of the swimming pool and tennis courts.
2. Investigate Xeriscaping which requires less water and allows for greener common areas

ADDITIONAL COMMENTS:

If these items are to be accomplished, more involvement from the community will be required. Both the planning and social committees will be working on avenues for accomplishing this.

As mentioned above, the committee recommends that dues not raised to finance any new amenities projects, so other sources of revenue need to be investigated. A possibility could be a fund-raising subcommittee to the social committee, sort of a "Friends of Wellington Greens" group where all monies raised would not go into the general fund but a separate Wellington Greens improvement fund. Some of the ideas considered could include.

Wine, cheese & chocolate events (we are looking at doing one on March 9)

Raffles

Vegas night

Bingo

Tour of remodeled homes

Donations

Food trucks

Car show

Happy hours

BBQ

Concerts

Christmas Party

Linda said she had a bid from Deck It for \$35,000 to add 450 sq. to the deck. Clubhouse house renovation was discussed. Vaughn made a motion that the Long Range Plan be approved. Lon seconded it. Motion carried.

Concrete: *(Submitted in advance)* Lon said he had no report, but that he has looked at each court and suggested that this year we use the concrete budget to repair those courts where the concrete causes drainage problems.

Court Captains: *(Submitted in advance)* None

Web Site: None

OLD BUSINESS: None

NEW BUSINESS: Linda said we need more courts to volunteer to clean the clubhouse. The windows need to be cleaned.

Linda asked Board members and committee chairs to jot down a job description of their duties as a Board member and committee chair that new board members and committee chairs could use.

Linda passed out a letter she received from Dick Vautravers suggesting that we no longer print the green books and use a welcome letter to new owners and referring them to our website.

Carl asked about 1099s.

Newsletter topics:

Remind residents to be patient when it comes to snow removal. Not everyone can be first and there are 277 driveways to clear.

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

Meeting adjourned at 5:16 p.m.

Next Meeting: The March, 2023 Board meeting is scheduled for March 21, 2023 at the clubhouse starting at 4 pm.