

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

November 2, 2025

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

Approved absences: None

Staff: Don McIntyre, Administrative Assistant

The meeting was called to order at the clubhouse at 2:05 p.m. by President Siedhoff with 41 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 2024 Annual Meeting Minutes. A motion was made by Ned Hedges to approve the minutes and seconded by Randy Bretz. The motion carried.

President Siedhoff introduced the candidates up for election and had them make their presentation to the group. The candidates were Jeff Briggs, Kimberly Court; Dayne Urbanovsky, Kimberly Court; Marita Ward, Canterbury East and Jim Wharry, Tiffany Court.

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 been a busy year at Wellington Greens and all our committee chairmen have worked extremely hard to keep our community looking good

and up to date. We have implemented a \$100 fine to owners who continually ignore the bylaws and this has worked very well.

We have a special committee assigned to evaluate the golf course use and fees and we are in the works as to making some changes including raising the fees. Nick has also calculated the amount of expense on the golf course compared to the courts. 85% of the budget is spent on the courts with 15% on the golf course. With nonresident golf fees, this amounts to less than 5% of our dues or about \$9 per month, which we are hoping we can get to zero.

Since we have a lovely clubhouse now, we have raised the nonresident fees for renting to \$150 for the morning and \$250 each for the afternoon and evening. We are still well below the Lincoln average but are going to see how this goes.

On a survey I took, we have approximately 45 rental units, most of which are non-related renters. This is about 16% of the community. Rentals continue to be the biggest issue.

Maintenance has also planted about 20 larger trees this fall as our trees are getting old and dying and need to be removed.

We will continue to work at keeping Wellington Greens a great place to live.

Respectfully submitted, Linda Siedhoff, President

Social Committee and Long-Range Planning reports – Barbara McCuen

ANNUAL SOCIAL COMMITTEE REPORT FOR 2024-2025

Current members of the Social Committee are Barbara McCuen (Chair), Lori Barr, Vaughn Carter, Liz Kennedy, Joey Kramer, Don McIntyre, and Connie Strohmyer. Lois Reins and Jim Wharry assisted the committee in hosting events throughout the year.

According to Section VIII, J of our bylaws, the Social Committee shall provide opportunities for Wellington Green residents to meet and socialize with each other in order to build a sense of community and enhance the experience of living in Wellington Greens. To achieve this goal, the Committee's activities during the 2024-2025 year were as follows:

Served Lunch for the Wellington Greens Fall 2024 Cleanup Day on November 16, 2024. The Social Committee served a Fall Cleanup Day lunch to 10 residents on the Saturday, November 16, 2024. Since it was a lovely day, lunch was enjoyed on the rear patio of the clubhouse.

Cleaned and Decorated the Remodeled Clubhouse for Christmas on December 6, 2024. Social Committee chair Barbara McCuen and committee member Lori Barr cleaned the first floor of the clubhouse before and after the clubhouse remodeling was completed on Friday, December 6, 2025. They also decorated the new Christmas tree that was purchased for the clubhouse by our Grounds Superintendent Nick Horvath and set out two baskets of pine cones that were also purchased by Nick for centerpieces on two tables.

Held Open Houses for the Remodeled Clubhouse on December 7 and December 8, 2024. The Social Committee hosted two open houses to "show off" the remodeled clubhouse from 2:00 to 4:00 PM on Saturday, December 7, and from 2:00 to 4:00 PM on Sunday, December 8, 2024. Probably 50 or more people from Wellington Greens and the surrounding neighborhoods attended the open houses. Coffee, water and cookies purchased from HyVee were served at the open houses.

Hosted a New Year's Eve Cocktail Party on December 31, 2024. Social Committee chair Barbara McCuen and committee member Lori Barr hosted a New Year's Eve Cocktail Party. At least 40 and perhaps up to 60 WG residents attended the party from 4:30 to 6:30 PM on December 31, 2024. Residents brought their own beverages; Barbara and Lori provided appetizers and desserts for the event.

Promoted the Argentine Tango Dance held on January 4, 2025. All Wellington Greens residents were invited to the Argentine Tango Dance

held on January 4, 2025, at the clubhouse. Social Committee chair Barbara McCuen and Jim Wharry represented the Wellington Greens board at the dance. Due to snowy weather, no other WG residents attended and the tango dance group had fewer members attend the dance than usual.

Hosted 15 Tuesday Morning Coffee Klatsches from January 21 through April 29, 2025. The first Tuesday Morning Coffee Klatch for 2025 was held on January 21, 2025, from 9:00 to 11:00 AM and hosted by Barbara McCuen with assistance from Joey and Dennis Kramer and Lois Reins. Due to Barbara having surgery, the next several coffee klatches were hosted by Joey Kramer with assistance from Lois Reins, while the remaining coffee klatsches were hosted by Barbara, Joey and Lois. Pastries from HyVee were served along with coffee. The Coffee Klatch on April 8, 2025, featured a presentation by financial planner Eric Christiansen on the topics of the stock market and investment strategies. Attendance at the coffee klatsches tended to range from 8 to 15 residents each week.

Hosted a Wine, Cheese and Chocolate Party on February 8, 2025. The Social Committee hosted a Wine, Cheese and Chocolate Party on Saturday, February 8, 2025, from 6:30 to 8:30 PM. A variety of wines were purchased from Trader Joes and served along with a variety of cheeses, crackers, fruits, and chocolates. One resident donated \$100.00 for party supplies and \$77.00 in cash was also donated by several attendees. The only downside of the party was that only about 25 individuals attended, including the social committee and their guests. The party was promoted in the January newsletter and through two reminder emails. One reason for the unexpected low attendance was that there was not a sign for the event in front of the clubhouse, reminding the committee that such signage is probably necessary for most events. Cold weather may have also contributed to the low attendance.

Hosted a Rock 'n Roll Party on March 22, 2025. A "Rock 'n Roll Party" was held on Saturday, March 22, 2025 at the clubhouse from 6:30 to 9:30 PM. More than 40 residents attended with DJ Jay Hayden providing the music from the 60s, 70s, and 80s and on. Mr. Hayden's fee for the event is

\$225.00. Wine left over from the Wine, Cheese & Chocolate party on February 8, 2025, was served along with water and snacks.

Residents sat at tables and visited with each other from 6:30 until about 8:00 PM. From 8:00 until about 9:00 PM, residents had a great time dancing in the area in front of the DJ, who was located at the north end of the clubhouse. After dancing, residents assisted members of the social committee in cleaning the kitchen and table tops and sweeping the clubhouse floor.

Served Lunch for the Wellington Greens Spring 2025 Cleanup Day on April 12, 2025. At noon on Saturday, April 12, 2025, the Social Committee served a buffet lunch to about a dozen community members who participated in the Spring Cleanup Day. Lunch consisted of 4" Goodcents sub sandwiches, a variety of chips, mozzarella cheese balls, cookies and bottled water.

Hosted 16 Thirsty Thursday Social Hours from May 15 through September 18, 2025. The FIRST Thirsty Thursday of the season was held on Thursday, May 15, 2025 from 4:30 to 7:00 PM, and hosted by Social Committee member Vaughn Carter and his wife Donna. Subsequent Thirsty Thursdays were hosted by Vaughn and Donna, Don McIntyre or Social Committee chair Barbara McCuen. Anywhere from eight to 40 residents attended each event. For each social hour, residents brought their own beverages, and they also brought snacks to share with others who attended the event. Depending on the weather, Thirsty Thursdays were held on the patio behind the clubhouse, inside the clubhouse basement, or on the first floor of the clubhouse. Anywhere from six to 20 residents attended each Thirsty Thursday.

Promoted the Annual Garage Sale Weekend held on June 6 and June 7, 2025. 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 6 and June 7, 2025. Based on the report from Goodwill, our residents donated 1,426 pounds (0.71 tons) of castoffs,

but the poundage was not enough to win the Goodwill garage sale contest prize this year.

Hosted the 3rd Annual Big Summer Party on June 27, 2025. Through signs and posters, the Social Committee promoted the 3rd Annual Summer Fun Party, scheduled for Saturday evening, June 21, 2025. Due to the 100-degree temperatures forecast for the 21st, the party was rescheduled and promoted for 6:30 to 8:30 PM on Friday, June 27, 2025. Members of the Social Committee served free margaritas, and an excellent duo consisting of guitarist Doug Dickeson and vocalist Jon Sundermier provided the entertainment. About 75 residents, non-resident golf members, and their guests attended the event, which was considered a success in spite of the relatively hot weather. Total cost of the event was about \$650, and a total of \$153 were donated by residents attending the party to help pay expenses.

In preparation for the party, a cleaning company was hired to deep clean the lower level of the clubhouse, the restroom on the first floor, and the refrigerators on both levels of the clubhouse.

Hosted a Tailgate Party on August 28, 2025. In lieu of the usual Thirsty Thursday on August 28, 2025, the Social Committee held a tailgate party on the back patio of clubhouse to celebrate the first Husker football game of the season. Almost 40 residents attended the tailgate party. For the party, Vaughn and Donna Carter contributed hotdogs and buns, while other residents contributed a variety of delicious sides.

Hosted The Thirsty Thursday "Piano Bar Finale" on September 25, 2025. The final Thirsty Thursday for 2025 and the last event hosted by the Social Committee for the 2024-2025 year was a "Piano Bar Finale" held on Thursday, September 25, 2025, from 4:30 to 7:00 PM. For a fee of \$400, professional pianist Bobby Gadoury played background music while guests enjoyed conversations with accompanying red and white wines and assorted bar snacks provided by the social committee. About 40 residents and their guests attended the party.

Total Social Committee Expenses and Revenue. Residents donated a total of \$503 for Social Committee expenses for the 2024-2025 year. Social Committee expenses for the year totaled \$2,213 for a net cost of \$1,710 for all of the events hosted or promoted. \$1,710 divided by 277 units equals \$6.17 per unit for the year or \$0.51 per month per unit.

In addition to the costs for entertainment, beverages and food, purchases in 2025 included seven dozen wine or water glasses from Dollar Tree and four glass carafes for use at Social Committee events

ANNUAL LONG-RANGE PLANNING COMMITTEE REPORT FOR 2024-2025

The current members of the Long-Range Planning Committee are Barbara McCuen (Chair) and Vaughn 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 2024-2025 year.

Finance Committee & Treasurer's Report – Mike Behne

For your review, there are copies of the year-end financial statements and the 2026 budget available at the back of the room. Monthly, the income statement and balance sheet showing a 2-year comparison are posted at Wellingtongreens.net

- The Finance Committee met in July. Members attending: Mike Behne, Carol Conway, Dick Vautravers, Jim Wharry, Al Topil and Nick Horvath.
- Reviewed Financials year-to date.
- Draft 2025-26 budget was created with alternative scenarios, then presented and approved at the July board meeting.
- On the Income Statement added a GL code "Tree Trimming/Removal". 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 2006 Red Pickup – at a cost of \$40 - \$50k
- Ash trees - 18 remain to be removed
- Many 50-year-old trees are in need of trimming or removal
- Nick equipment list: \$8k for top dressing machine and \$25k for a used mower = \$33k
- Reviewed WG Reserve Policy

GOLF COURSE

Not everyone golfs, but the green space does add to our campus. The WG Covenants stipulate that if we do not maintain a golf course, that property reverts to the City of Lincoln with NO use restrictions at all. A comparison of maintenance costs by budget and also by area maintained was done this year. Approximately 15% of the budget is spent on the golf course, while 85% is spent on the commons. The green fees of \$68k directly apply to golf course maintenance lowering that cost from \$101k to \$36k. This represents only \$9.50 per month of resident dues being spent on golf course maintenance, with the remaining going towards resident and commons maintenance. I reviewed the water bills for the last 3 years. There is not a large difference between Summer and Winter bills which average \$40 a month per Unit. The water budget of \$142k a year remains one of our larger budget items. \$20 a month goes into the Reserve account for concrete, balance at year end is \$133k.

OTHER BUDGET DRIVERS

WG is different from the majority of other HOAs in Lincoln. Our campus has a large footprint with a large amount of 50-year-old concrete that needs to be maintained or replaced. The Board has been very careful over the last three years with a -0- dues increase. Over the same time, inflation has increased almost 16%.

- Our campus has many 50-year-old trees that are in need of trimming or removal, some becoming a safety issue. In the recent July storm, we had 17 large trees down at an unbudgeted cost of 25,720.
- Water Line breaks are becoming more frequent and are very expensive to repair.
- Used Mower: a new one can cost 80k, we are looking at a used mower for 25k.
- The checking account is below 50k. We have used our CD for operations this year.
- Concrete – In March, 2026 we will have the concrete loan paid off. The last three years we have been building the Reserve enabling us to do concrete work this year. There is still deferred concrete work that needs to be done.

This year we completed \$50k of sidewalk replacement, reimbursed by the City of Lincoln. Another 35k was completed in the courtyards with additional work being completed this Fall.

FINANCIAL POSITION

We started the year with a 235,965 cash balance. We ended the year with a total cash balance of 186,103 --- 52,110 is in the checking account 133,993 is in the reserve account.

Total Expenses are 713,253 and budget was 702,825 resulting in a YTD over budget of 10,428.

The balance sheet has 196,544 in current assets and 56,546 in current liabilities. The current ratio (current assets to current liabilities) is 3.48 to 1

The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month.

As of 9-30-25 the bank loan is down to 11,015. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

As of 9-30-25 the Accounts Receivable are 14,473 and the Prepaid Dues are (21,234).

Tree Removal/Trimming was a non-budgeted expense of 26k. The clubhouse remodel was completed in January at a total cost of 58,750.

If there are any questions, please contact me. Respectfully submitted, Mike Behne, Treasurer

Golf – Dave Owen

Members of the golf committee include, Dave Owen Chair, Carol Conway, Dave Fries and Lon Dyer.

I believe that we have had a successful golf season with many residents and members participating in leagues. We continued to host the Ameritas league and the church league.

We had the highest number of memberships we have ever had at 178; 67 singles, 3 grandparent, 108 family. Part of the increase was because the Lincoln Country Club was closed for the year.

We had a marshal for three months this year with mixed results. I believe that the marshal deterred some kids and young adults from walking on but we didn't get the hard data we hoped for.

Concrete – Dave Owen

Members of the Concrete Committee include, Dave Owen Chair, Kristin Owen, Steve Buchanan, Dave Fries, and Katie Pocras.

Our committee spent a lot of time and effort choosing a contractor. We ended up choosing Concrete Doctor because his price was competitive and he seemed eager to do the work.

The City agreed to reimburse us \$50,000 for sidewalk repairing in their fiscal 2024-2025, we chose to do the sidewalks first. Then we completed tear out and replace at 7200 OPR. That project was 2,889 sq ft and cost approximately \$35,000. Our next project was 7420 South Street and the

approach to the maintenance building. We have not received the bill for this yet but anticipate approximately \$40,000.

The city has begun their new fiscal year and we plan to do more sidewalks this fall.

As chair of the Concrete Committee, I feel very fortunate to have really good group of people on the committee, thanks everyone.

Architecture – Jeanne Johnson

For 2025, the architecture committee received 11 architecture change order requests. Change requests were for siding, decking, windows, painting, fencing, front door colors and new roofing of units in the same building.

There were 6-unit owners contacted due to issues with either decking, siding, window & or sliding/back door color or size. Most have completed the requested changes.

The focus for architecture in 2024 was non-compliant colored windows & back doors in units/courts of sameness. Owners who received letters in 2024-2025 about this were given until Oct 31, 2025, to bring their unit back into the correct compliance color of their given court. Architecture committee members will be walking around those units this November to see if the requested changes were made. Notice will be given to owners who have not complied with the requested changes.

In 2026 architecture will focus on wrapping up work requested on units with non-compliant issues and will also send general requests to owners with units needing exterior attention if needed. Architecture will also try and have a detailed page for each court on the Wellington Greens.net website. Each courts individual page will note most everything a homeowner will need to know about the exterior requirements for their court. Architecture is hoping to change from suggesting color matching paint colors in courts when exterior painting is needed to posting actual paint colors with a brand name, color code and color swatch for owners to refer to.

The spring of 2027 is the next time architecture will do a comprehensive review of all units in WG. The great news is the process should go fairly quick since most owners are doing a terrific job with exterior upkeep and are in compliance with their court. Thank you!

Bylaw Annual Report – Jeanne Johnson

The WGHA bylaws were edited 1 time in 2025. Please go to <https://wellingtongreens.net/association/covenantsandbylaws.html> scroll to the bottom of to page to compare Updated January 2025 Bylaws to updated October 2025 bylaws.

Landscape – Jim Wharry

Annual meeting report for November 2, 2025 It was an interesting year for the landscaping. We started off with sort of dry weather. The maintenance crew used a portable water tank to water trees that had been planted last fall. Then we started getting rain, and it kept the campus looking pretty good all summer.

I

n July, we had two tree services remove 10 trees and trim seven others. We did have a mid-summer storm which did some damage. It took the maintenance crew three days to clean up the debris from the trees. We did lose one tree completely on Old Post Road. It was on the parkway so it was a city tree. Nick just gave us the layout to plant 22 trees this fall: 2 on the golf course and 20 on the campus. A map of where those trees have been planted was published in the November newsletter.

Nick said the campus was reseeded in the spring and in the fall. Along with the reseeding, there was fertilizing and treatments for grub and crab grass control. The fall fertilizing and the stump grinding for the trees that were removed in July was scheduled for October and November this year.

We had a Landscape Committee meeting in August and decided that we should include common area plantings, bushes and trees when we do the walk about. In addition to looking at areas around the entrances and back patios of our homes, we will try to note the common areas that need to be addressed by cleaning up, trimming, or mowing. We all need to make sure we don't have any areas of overgrown vegetation as they provide habitats for rodents and vermin.

Nick has asked that all requests for tree trimming and other work be submitted on the Common Area Work Order Form. This form is found on the Wellington Greens website. Using the forms completed by residents is how he keeps track of scheduling the required maintenance.

Overall, the campus is looking very nice. A lot of the credit for that goes to the home owners and, of course, to Nick and his crew. They do a very good job. Thank you.

Question and answer session.

Some asked if it was possible to put a dog run someplace in the common area and they were told that it was a possibility if there was enough interest.

President Siedhoff thanked Mike Behne for his service on the Board and presented him with plaque.

Election results were announced by President Siedhoff. Dayne Urbanovsky and James Wharry were elected to the board for three-year terms.

President Siedhoff thanked the volunteers that worked today. Annie Votipka, Steve and Tracy Buchanan and Nanette Hesse for helping with registration and the vote counting.

Vaughn Carter made a motion that we adjourn. The motion was seconded by Ned Hedges. Motion carried

President Siedhoff declared the meeting adjourned at 3:20 p.m.

Respectively submitted:
W. Don McIntyre
Administrative Assistant