

***APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
March 17, 2026***

Present: President Linda Siedhoff, Vice-president, Barbara McCuen, Secretary Jeanne Johnson, Treasurer Al Topil and Dayne Urbanovsky

Approved absence:

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

Guests: Randy Bretz, Vaughn Carter, Carol Conway, Mike Behne, David Fries, Katie Pocras and Sharon Topil.

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the February 17, 2026 meeting minutes. Jeanne moved to accept the minutes and Barbara seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) Spring is getting close with a few teasers already. We are happy the last storm and blizzard missed us, but of course couldn't avoid the wind! Another typical March, with temps all over the place. There is still a lot of cleanup to do before we start mowing. We will discuss the Wellington Greens Spring cleanup at our March

board meeting, so please read the next newsletter for a date. We've already changed cups once and mowed greens twice. The greens will be verticut and topdressed after we aerate on April 13th. We are also looking to charge the irrigation system earlier than usual. Our 3-way fertilizer with pre-emergent and grub control will most likely be applied towards the end of April if temps remain high.

Let me know if you have any questions or concerns.

Thank You, Nick Horvath WG Grounds

Superintendent 402-440-1067

Resident's Comments: Linda asked for any comments from the residents. Randy Bretz introduced himself and stated his address. He said our crew is a bunch of dedicated employees and he was unhappy with what he was hearing. He said when he first moved in the grass behind his resident was brown and he worked with Nick to plant seed and that he watered and it looks very nice now. He said that if the crew is let go, he will sell his unit.

Vaughn Carter said he wanted to echo what Randy said and from what he had heard, it sounded like the Board was encouraging the crew to quit so they could hire someone for less cost. He said in his business he worked with companies with how to treat employees and have good employee

management relationships and that it was very important to maintain good moral.

Carol Conway said that she was on the board and on the team that hired Nick and he was the only one that was even remotely qualified. You are paying for experience and knowledge.

Katie Pocras said that she supported Randy and Carol and echoed what they said. She said that the crew was taking care of the work and if a contractor were hired to remove snow, we would have to wait until they got here and if you did that, we may have to have a lawyer take a look at the bigger picture.

Dave Fries said he echoed fully what has already said and that he fully appreciates what the board does, but it appears that a lot discontent started with the lack of communication and no discussion. The big problem is keeping the line of communication open and building more trust.

Mike Behne said that most of what has been said is about the HOA but we don't want to forget that we also have the golf course that we are mandated by the city to take care of it or they will take it from us. If you hire someone to take care of that is not experienced it could take five years to repair one

year or poor maintenance. Contract labor gives you what you pay for.

Linda said we are not mad at anyone. We just voted six to zero to approve a new handbook. We created an oversight committee in February to assist the association. Randy said why don't you ask the people that live here what they think. The only time you have spoken to me was to tell me to close my garage door. Mike asked what authority does the oversight committee have? Linda said they would only make suggestions to the board, that the board would have to approve anything.

Vaughn asked how much input did the crew have in the handbook, they are more vested in the outcome.

Mike said if this is to keep the dues low, when we raised them the last time, we raised them enough that we would not have to come back every year and raise them.

Linda said that it is time to start the regular meeting. Randy said to come talk to us.

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

Finance/Treasurer: Al said we made \$6800 last month. Al asked why we had two checking accounts and Linda said that she got scammed.

Golf Report: Jeanne emailed the results of the resident and member survey.

Golf Cart policy added to website.

Golf season has changed and has been updated on the website to note from April-March to January-December.

□ Barb Geiger has been informed of the season change and is in the process of mailing non-resident membership renewals for 2026 with the update.

Residential golf survey – Barb Geiger emailed a 2nd notice to owners who hadn't responded.

114 of 277 residents have responded as of 3/14/26

61 residents responded they golf (53.5% of the 114 who have responded or 22% of the 277 residents who have responded thus far that they golf)

Non-resident Membership golf surveys – Mailed. So far 19 of 177 non-resident members have completed the survey. See attached for both surveys' results.

As of 3/14/95 31 memberships purchased. 1 paid by ACH and the other paid by CC.

10 - \$400 Single Memberships purchased online.

21 - \$450 Family Memberships Purchased online. - # in family runs 2 – 8 people. Average # is 4.

Advertising – In process – graphics to Nebraska Printing

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

Marshaling – pending

By-Laws: Added updates to Secretary duty section & Snow policy & Procedure to review.

In the Bylaws under VI OFFICERS, will read as follows:

The officers of the Association shall be a President, a Vice-President, a Secretary and a Treasurer who shall be elected for one year by the Directors, and who shall hold office until successors are elected and qualified. The President of the Association shall preside at all meetings of the members and the Directors and shall execute, on behalf of the Association, all legal documents as may be authorized by the Board of Directors, subject to any limitations as provided by the Articles, and the President shall perform all other duties as are incumbent to his/her office, or as are properly required by the Board of Directors. The Vice-President shall perform the duties of the President in all cases of the absence or disability of the President. The Secretary or Administrative Assistant shall keep minutes of all meetings, have custody of all of the records of the Association, and shall perform all other duties as are incident to the office or as are properly required by the Board of Directors. The Treasurer shall have custody and control of all the funds of the Association subject to such rules, orders, and regulations as the Board of Directors may prescribe. The Treasurer shall perform all other duties as are incident to the office or as are properly required by the Board of Directors, including the

collection and taking appropriate actions with Association mail.

IX SELLING AND PURCHASING

2. “For Sale” signs cannot be placed in any common area., only within the 4 feet of the property’s boundaries

New entry for WGHA Snow and Ice Removal Policy to go on the WGHA website will read as follows:

XIV SNOW AND ICE REMOVAL

The Association provides snow and ice removal for common areas to promote reasonable safety and access during winter weather. Services may be performed by Association staff or contractors as determined by the Board or by the Superintendent with Board approval.

The Association is responsible for clearing snow and treating ice on common driveways, drives, sidewalks, parking areas, and Association facilities. Snow removal for common drives generally begins at approximately one (1) inch of accumulation and typically occurs after snowfall ends, unless conditions warrant phased or proactive clearing. City sidewalks may be cleared as conditions require.

Residents should keep cars or other obstructions off the parking areas during snow removal time. Snow is removed from in front of garage doors leaving a space of 12” to 18” to avoid making contact with garage doors.

Priority is given to emergency access, high-traffic pedestrian routes, ADA-accessible paths where applicable, and building entrances. Ice melt, sand, or gravel may be applied to high-risk areas; ice melt will not be used on concrete less than one (1) year old. Snow removal may be delayed, limited, or suspended due to ongoing storms, extreme weather, unsafe conditions, equipment failure, staffing limitations, or obstructions such as parked vehicles. The Association is not responsible for areas blocked by vehicles or personal property. The Association is not responsible for snow or ice removal on private sidewalks, patios, driveways, or city streets. Owners must clear snow and ice from private areas and may not push snow into common areas or streets. Violations may be enforced under the governing documents. Snow may be piled in practical locations to maintain access and drainage. The Association is not responsible for refreezing conditions or minor damage resulting from reasonable snow removal

operations. Weather conditions are unpredictable, and the Association does not guarantee snow-free or ice-free surfaces. Residents and visitors must use caution. This policy is subject to the Association's governing documents and applicable law and may be amended by the Board.

After discussion, Jeanne made a motion that the proposed by-laws changes be accepted except "and may not push snow into common areas or streets" be taken out. Barbara seconded the motion. Motion carried.

Website: Website monthly fee: Currently \$185. Can be reduced to \$109. Can receive a 10% discount if pay annually. After discussion it was decided to reduce the website fee to \$109 and to pay annually.

Administrative Assistant Report: Don reported the following deed changes: On February 10, 2026, 7410 OPR No.5, Sara Hulac to Bradley and Keleen Eigsti and On March 11, 2026, 7500 South St. No. 2, Michael Lee Doty to Rachela Wilkinson.

Architecture Committee Report: Dayne reported that the residents of Blenheim were working on bids.

Landscape Report: The Paxton rock was approved.

Long Range Planning: No report.

Concrete: No report.

Court Captains: No report.

Social Committee. SOCIAL COMMITTEE

Tuesday Coffee Klatsches

The 5th through 8th Tuesday morning Coffee Klatsches for 2026 were held on February 17, February 24, March 3, and March 10, 2026 from 9:30 to 11:00 AM at the clubhouse. Nine to 15 residents attended the coffees, respectively.

Pastries from HyVee were served along with coffee. In Barbara McCuen's absence, the March 10 coffee was hosted by Lois Reins and Kay Hoxie. The 9th Coffee Klatsch will be held at the clubhouse on Tuesday, March 17, from 9:30 to 11:00. These get-togethers will continue through April.

OLD BUSINESS:

NEW BUSINESS

Newsletter topics: Spring Cleanup, April 11, pick up grass bags at the shop prior or at the clubhouse on the day of cleanup.

Dayne moved that we adjourn. Barbara seconded the motion. Motion carried. Meeting adjourned at 4:16 p.m.

Next Meeting: The April, 2026 Board meeting is scheduled for April 21, 2026 at the clubhouse starting at 3:30 P.M.