

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
March 21, 2023

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

Approved absence: None

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

Guests: Alfred and Sharon Topil, 7100 OPR No. 16

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to The February 21, 2023 meeting minutes. Jeanne moved to accept the minutes and Mike seconded the motion. Motion carried.

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

I'm sure everyone is as ready for spring as we are! Looks like it may finally be approaching. We are hoping for some more moisture and warmer temps to see what areas will need spot seeding. Some of the seed put down last fall should show up soon. Equipment maintenance and repairs have been completed and we are ready for the growing season.

Our crew will be out and about the next couple of weeks working on spring clean-up.

The following items are on our list:

- Blowing leaves away from homes and mulching.
- Picking up sticks and branches.
- Removing dead branches from trees.
- Review courtyards and commons to discuss areas for xeriscaping (rock, mulch and plants) and cut back on watering and mowing.
- Fill and seed remaining holes from stump grinding.
- Seeding bare spots.

As a reminder, leaves, grass clippings and shrubbery are no longer allowed with garbage after April 1. Please place lawn bags in the courtyards to be picked up. Feel free to contact me with any questions or concerns. Thank You, *Nick Horvath*
WG Grounds Superintendent 402-440-1067 nhorvat1@yahoo.com

Resident's Comments: None.

Discussion was had on the date of the spring cleanup and it was decided to hold it April 29, 2023 from 10:00 AM to Noon with sandwiches to follow at the clubhouse.

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

Treasurer Report: I have reviewed the financial statements as of February 28, 2023 copies are attached.

From operations we had net income for the month of 1,840. which gives us a year-to-date profit of 27,050. The budgeted income through the year end September 30, 2023 is 263,141. actual revenue YTD is 260,707. we are slightly behind for the year by (2,435). Most of the difference is in the green fees revenue which is (3,526.) less than budgeted, which is logical for where we are in the calendar year and about the same as last month.

On the expense side, employee expenses are below budget for the year by 25,172. Buildings and Grounds are 966. less than budgeted for the year. Total Utilities are slightly above budget for the year by 186. Total General & Administrative expenses are below budget by 8,289. Total Expenses are 233,657. and budget is 267,897. resulting in a YTD difference of 34,240.

The balance sheet has 200,950. in current assets and 75,747. in current liabilities. The current ratio (current assets to current liabilities) is 2.7 to 1

Cash is at 137,003. in the checking account and 50,096. in the reserve account, for a total of 187,099. The Accounts Receivable are 18,246. and the Prepaid Dues are 28,913.

As of 2-13-23 the bank loan is down to 66,076.34 Maturity Date is 3/30/2026 Monthly Payment is 1,855.42

The lockbox fee for February was 231.40 The lockbox agreement was renewed for 2023 with no price increase.

There were 4 past due letters mailed & emailed on 2-23-23 - 2 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 Behne, Treasurer.

Mike said that the lock box fee will remain the same. Linda asked if the money from the social functions were kept separately. Discussion was had and Mike said he would look at it and summarize next month what money has been received from the social events. Mike said he sent out four past due letters and two have been resolved. Mike moved that the treasurer's report be approved. Vaughn seconded the motion. Motion carried.

Golf Report: Golf - committee is going to meet again later this month to get ready for marshalling early in the year (kind of get everyone aware and encourage assistance from residents). Also, leagues to kick off soon, announcement ready for the March newsletter.

(following from Carol) I have sold 2 new family memberships, 3 new single memberships and 1 new youth membership this month. I also gave a family membership tag to the winner of the donation that we made to St. Joe's last fall.

I had a voicemail from someone at Junior Achievement asking if we could donate something to their cause.....either product or a course gift certificate for a fund-raising event. Please let me know if this is something we want to do.

There was a mixup with the remittance address for the non-resident members. So all the renewals are going to the clubhouse address. This was an oversight on Barb Geiger's part. Carol

Lon said the golf committee will meet in the next few weeks and decide the starting time for the leagues. He said the golf committee will start marshalling once golf gets into full swing. The Junior Achievement request was discussed and denied.

Linda said we should make a sign for the clubhouse that it is for rent with contact information on it. She asked Nick to get a sign made. Linda said some flowers in pots on some of the tees would be nice. Lon said he knew someone that would do that. Golf cart use on the course was discussed and Lon said his committee would discuss it.

Administrative Assistant Report: Again, I have no deed changes to report. BUT, No. 5 in my court has a sold sign and the inspector is there today. Don did not know what it sold for.

Architecture Committee Report: [Architecture Report for 03/21/23 WG Board Meeting](#)

3 owners inquired about exterior architectural changes to their properties;

7221 South St #5/San Simmeon/Bob & Beth Webb - enclosing front alcove entryway - Approved by Jeanne

7501 Old Post Rd #8/Kensington/Tanya Wagner - repairing/painting exterior replacing vertical siding with horizontal siding - Approved by Jeanne

7200 Old Post Rd #8/Regency/Judy & Martin Shields - major exterior changes: moving fireplace windows deck. Waiting for their Change Request for & pics to present to the Board - It is an end unit. - Approval pending

Architecture & Landscaping Committee meeting 10am March 25, 2023 at Club House - review/hand out process to follow for April-May reviews/walkarounds.

Linda said that 7200 OPR No. 8 cannot change the brick to siding and that we need to wait until we see their plan. Jeanne asked Don to put a link to the Architecture/Landscape form on the first page of the website.

Landscape Report: A WG resident who wishes to remain anonymous reported considerable dog waste behind her unit. I checked it out and agreed but the waste is not on WG property. She called again to say that she witnessed a WG resident turn loose a dog without a leash. The dog then ran into the area and eliminated adding to the messes that had accumulated.

Katie Pocras sent an email about NRD selling tree whips. I replied to the email and invited her to join the committee but I have not heard back from Katie.

Goals for the landscape committee are not yet set as we have not met as a group.

Tentatively

- We will work with Nick for concerns and changes in personal and common spaces
- We will work with the vision committee for a common plan for the continued improvement of WG campus

Long Range Planning: *None.*

Concrete: Concrete - Met with rep of Rafael Concrete to discuss our concrete needs. I am getting a couple bids from them for what I believe to be the most needed pieces of concrete for this summer. We discussed the possibility of doing some patching (tar) in places causing serious drainage problems, until replacement is completed (another year). We need to discuss the possibility of another concrete loan to expedite this project, a sizeable increase in dues, OR an assessment for the revenue to continue. No response whatsoever from the old Donner guy.

Linda said we need someone to shave the humps off the concrete so it can drain. Linda said we should pay off our loan. Discussion was had on concrete and Lon made a motion that we move the money budgeted for concreted this year to update the clubhouse. Burke seconded the motion and motion carried.

Court Captains: The next meeting of Court captains will be April 1 at the clubhouse at 10:00. Among other issues, the neighborhood cleanup on April 15, will be discussed. (The Spring Cleanup was changed earlier to April 29)

Social Committee. Sorry for the late submission on this but the attached document was discussed and revised by the Social Committee this morning (3/ 21) before being submitted to the board.

Additional items:

1. The Wine Cheese & Chocolate event was a smashing success as we pretty much had standing room only, (which reinforced that the clubhouse could benefit from more room), and we raised almost \$1,000 for clubhouse improvements.
2. The Clean Up Day has tentatively been scheduled for April 22, (although that is the Spring Game so we may want to look at the following Saturday, 4/29). The format will be basically the same with cleanup from 10:00 Am to Noon and sandwiches at the clubhouse at noon.
3. The annual WG garage sale is scheduled for July 7&8
4. We are very pleased with how Tuesday Koffee Klatch has been going and are wanting to see how attendance is after the weather gets nicer. We may want to replace it with a Thursday afternoon Happy Hour in the area behind the

clubhouse. or even add the Happy Hour as an additional event. This would be a BYOB type of event.

5. The Social Committee is also considering a musical event - like Jazz on the Green - with maybe a food truck and some other possible activities. Date to be determined.

Web Site: No report. Vaughn said he would talk to Randy about our Facebook page.

OLD BUSINESS:

Clubhouse: Linda said we need a committee on the clubhouse project with a chairperson. She said she talked to Reese Construction and they wanted a plan drafted and that would cost \$3,000 or more. Linda said she had someone willing to pay for a fireplace insert.

Discussion was had on the parking by-laws and Jeanne will draft a new by-law for parking for the next meeting.

NEW BUSINESS:

Foundation: Linda said she had residents indicate to her that they would donate more toward the clubhouse if it were a foundation so they could deduct their donation. She said she talked to our attorney and he does not do that type of law and recommended Rembolt Ludtke. She talked to them and we cannot establish a foundation.

Fundraising was discussed and Nick had some samples that he displayed to the board, including hats, shirts and golf balls. Vaughn suggested that we have some of them available at the Koffee Klatch and social events for sale. Burke said she contacted spritshop.com and they will produce and sell our products and give us 12% of the sales. Burke will visit with Nick about a website link for WG merchandise

Newsletter topics:

Ad for Bob Webb, Annual reviews/walkarounds start April 1, Wine, cheese, and Cholate and thank you to those that donated time and money, link to Facebook page, garage sale July 7 & 8 and no dogs on the golf course.

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

Meeting adjourned at 6:05 p.m.

Next Meeting: The April, 2023 Board meeting is scheduled for April 18, 2023 at the clubhouse starting at 4:00 P.M.