

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
December 17, 2024**

Present: President Linda Siedhoff, Vice-president Barbara McCuen, Secretary Jeanne Johnson and Jim Wharry

Approved absence: Treasurer Mike Behne and Dave Owen

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

Guests: Vaughn Carter and Katie Pocras.

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the November 19, 2024 meeting minutes. Jim moved to accept the minutes and Barb seconded the motion. Motion carried.

Grounds Superintendent's Report: **(Written reports are submitted in advance and are in blue font.)** A warm fall has allowed for continued leaf cleanup and mulching. There are a few oak trees still holding on but, the majority have dropped. As a reminder, we will no longer be picking up leaf bags and they need to be put out with regular garbage until April 1. We will be returning the shop dumpster end of December to save on rental.

Equipment has been switched over and serviced in preparation for snow removal, in case winter decides to show up. We will continue to service other equipment and mowers along with sharpening blades and reels. Tree trimming and leaf cleanup will continue as weather permits.

I hope everyone enjoys the holidays!

Thank You, *Nick Horvath* WG Grounds Superintendent
402-440-1067 nhorvat1@yahoo.com

Resident's Comments: None.

Committee Reports:

Treasurer Report I've reviewed the financial statements as of November 30, 2024 copies are attached.

From operations we had a current month net loss of (1,152) which gives us a year-to-date net loss of (20,678). The YTD budgeted income is 104,532 actual revenue YTD is 105,648 - we are above budget for the year by 1,116. Most of the difference is in green fees revenue which is 1,127 more than budget.

On the expense side, employee expenses are over budget for the year by 9,958. Buildings and Grounds are 1,385 less than budgeted for the year. We will continue to build our reserve account for concrete repairs in calendar year 2025 it currently is at 135,972. Total Utilities are below budget for the year by 782. Total General &

Administrative expenses are below budget by 7,519. Total Expenses are 126,325 and budget is 126,054 resulting in a YTD difference of (271).

The balance sheet has 222,267 in current assets and 70,697 in current liabilities. The current ratio (current assets to current liabilities) is 3.14 to 1 (a current ratio between 1.5 to 2 is considered favorable).

Cash is at 71,942 in the checking account & 135,972 in the reserve account for a total of 207,914. Half of the Clubhouse Remodel approximately 25,000 will be paid from checking when the final invoices are submitted. The monthly transfer to the reserve remains at \$20 a unit x 277 or 5,540 a month.

As of 11-12-24 the bank loan is down to 30,617. Maturity Date is 3/30/2026 Monthly Payment is 1,855. The lockbox fees for November were 429.

As of 11-30-24 the Accounts Receivable are 18,439 and the Prepaid Dues are (20,025).

There are four units more than 90 days past due. One was granted a payment plan and is making agreed upon payments. One remains seriously past due and is now in Foreclosure. Final past due letters with intent to file liens were sent via certified mail.

If there are any questions, please contact me. I request the financial statements be approved as presented.

Respectfully submitted,

Jim said the amount of the loan should be 28,863 instead of 30,617 and moved to approve the financial report as amended. Jeanne seconded. Motion carried.

Administrative Assistant Report: None.

Golf Report: None. Linda said she would talk to Ray Daniels about being a Marshall and if he does not want to, we will put something in the newsletter.

Architecture Committee Report:

Architecture Requests:

7410 Old Post Rd 8 Wellington Court Kurt & Susan Robak 12/6/24/2024 fence on N side

-Susan was told before they purchased the house that the berm on the N side of the house was their property, not just 4 ft from the house, and wanted to fence that in. Had to tell her they only own 4 ft from the house.

Problem Units

35 letters mailed - 2024 work requested not completed, 2023 work still not completed & 1 new work request

7750 South St.- Katie Pocras letter asking to grandfather her windows in or deal with her attorney.

Katie Pocras stated that the windows on her property at 7550 South St were the way they are now when she purchased the property and that she should be grandfathered in. Jim told her that the board could not grandfather anyone. The board agreed that her property needed to be in compliance.

Landscape Report: None

Long Range Planning: No report for the Long-Range Planning Committee this month.

Concrete: None. Katie Pocras said she had some comments on concrete. Linda said Dave is not here and asked her to come back next month.

Court Captains: None.

Social Committee.

1. Cleaning and Decorating the Remodeled Clubhouse

Social committee chair Barbara McCuen and committee member Lori Barr cleaned the first floor of the clubhouse before and after the contractor sub finished almost all of the remodeling by 4:30 PM on Friday, December 6, 2025. They also decorated the new Christmas tree that was purchased by Nick Horvath for the clubhouse and set out two baskets of pine cones also purchased by Nick for centerpieces on two tables.

2. Open Houses for the Remodeled Clubhouse

Two open houses to “show off” the remodeled clubhouse were hosted by the social committee from 2-4 PM on Saturday, December 7, and from 2-4 PM on Sunday, December 8, 2024. Probably 40 to 50 people or more from Wellington Greens and the surrounding neighborhoods attended the open houses. Coffee, water and cookies purchased from HyVee were served.

3. Planning for Future Social Events

A Tango Dance Party is scheduled for January in the clubhouse. Planning for future social events will begin in January.

Web Site: None.

OLD BUSINESS:

Bylaws: Proposed Addition: Violations, Work Hired Notices, Fines & Liens:

Homeowners and renters in violation of any Wellington Greens Homes Association covenants and/or bylaw will be notified by the Wellington Green Homes Association

Board in written form. The violation notification will specify the infraction(s), what needs to be done to correct the violation(s) and note the date to be complete by.

If an owner or renter does not rectify what was requested in the violation notice by the date noted the WGHA has the right to assess a \$100 fine or apply a Work Hired Notice.

All fines and Work Hired Notices will be sent by mail or email.

A \$100 fine will be applied per month. After 3 months, if the fines are not paid a lien will be placed on the unit.

If a Work Hired Notice is not completed by the date noted, the WGHA has the right to hire a contractor to complete the requested work. See Article VIII of the WGBH Covenants.

-If any owner denies a contractor hired by the WGHA access to their property, the WGHA will file a lien on the property.

The WGHA has the legal right to foreclose on homes by judicial or non-judicial methods. The organization will first place a lien on the property, and if the member fails to address it, the WGHA can foreclose on the home to recover unpaid fees.

The owner has the right to dispute violations and fines issued by the board. If an owner would like to dispute a violation or fine they received, please notify the Administrative Assistant or a board member to work out a time at the next board meeting to dispute.

If an owner chooses to hire legal counsel to represent them during the dispute it is at their cost. If the dispute is resolved in their favor, the owner is still responsible for any attorney fees that they incur.

After discussion, Don was directed to attach a copy of the new bylaws to the next newsletter.

Clubhouse: After discussion on the rental fee for the clubhouse Jim made a motion that rental times for the clubhouse be broken down into three time slots: before noon, noon to 5:00 p.m. and 5:00 p.m. and after and that residents be charged \$50 for one time slot, \$75 for two time slots and \$100 for three time slots and that non-residents be charged \$100 for one time slot, \$150 for two time slots and \$200 for three time slots. Barb seconded the motion and motion carried.

Barb said that she wanted to start a clubhouse committee and that was approved. Nick was asked to make a rental sign for the clubhouse like the one for golf memberships.

Barb said it would cost \$240 to have the clubhouse windows washed. She said the light switches would be replaced with dimmer switches.

Don was directed to put in the clubhouse rental contract; No fires.

NEW BUSINESS

Newsletter topics – Card games resuming at the clubhouse; website manager needed; tango party; Leaf bags to be put out with garbage until April 1.

Jeanne moved that we adjourn. Jim seconded the motion. Motion carried.
Meeting adjourned at 4:30 p.m.

Next Meeting: The January, 2025 Board meeting is scheduled for January 21, 2025 at the clubhouse starting at 3:30 P.M.