

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
August 22, 2024

Present: President Linda Siedhoff, Vice-president Lon Dyer, Secretary Jeanne Johnson, Treasurer Mike Behne, Jim Wharry and Barbara McCuen

Approved absence: None

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

Guests: Steve and Tracy Buchanan, Mary Vesely, Dianne Brenden, Katie Pocras, Kay Hoxie and Lori Barr

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to The July 16, 2024 meeting minutes. Jim moved to accept the minutes and Mike seconded the motion. Motion carried.

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

This has been a trying month for Wellington Greens staff and residents. The storm on July 31st left campus a disaster! We greatly appreciate all the help, patience and kind words of encouragement. The crew has done an amazing job cleaning up the grounds and golf course, much quicker than anticipated. We are slowly returning to normal maintenance duties.

I apologize if anyone feels we did not get to your area in a timely manner. We concentrated on courtyards first and prioritized trees and areas that posed a threat to persons and property. There are still a lot of large branches hung up in trees (widow makers) so please be aware and careful when walking under or around trees, especially during high winds. We are still working on the ones we can and will hopefully have a tree service here soon to take care of the rest.

Again, thank you for your patience and understanding. As always, feel free to contact me with any questions or concerns.

Nick said he found a new tree service and that they charged \$1,500 a day.

Resident's Comments: Steve Buchanan said his building in Wellington Court had their sewer line beneath the building and that they had a problem. He said his building consisted of units three through eight and the sewer line ran underneath the building and the other units in Wellington Court each had direct lines to the city main from their building. Linda asked what he was requesting and Steve said assistance with some of the damage; that the bill included work done in the common area. Linda said that the same thing happened in Ramsgate and the residents had to pay for it. Jeanne said we cannot start a precedent of assisting residents paying for their sewer lines.

Lori Barr said that all members of their court wanted to change the material of their garage roofs to metal; that it would be the same material as the maintenance building.

Katie Procras said she disagreed with the board's prior decision to deny this change and requested them to reconsider.

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

Treasurer Report

I've reviewed the financial statements as of July 31, 2024 copies are attached. From operations we had a current month net income of 15,584 which gives us a year-to-date net income of 40,623. The YTD budgeted income is 572,095 actual revenue YTD is 582,542 - we are above budget for the year by 10,447. Most of the difference is in green fees revenue which is 5,838 more than budget, and interest income is 3,787 more than budget. Clubhouse rental, advertising and Social Committee revenue are all more than budget.

On the expense side, employee expenses are below budget for the year by 19,323. Buildings and Grounds are 11,787 less than budgeted for the year. We will continue to build our reserve account for concrete repairs in calendar year 2025 and half of the cost to remodel the clubhouse this Fall, it currently is at 137,608. Total Utilities are below budget for the year by 6,380. Total General & Administrative expenses are below budget by 6,346. Total Expenses are 541,918 and budget is 585,754 resulting in a YTD difference of 43,835.

The balance sheet has 266,752 in current assets and 80,510 in current liabilities. The current ratio (current assets to current liabilities) is 3.31 to 1 (a current ratio between 1.5 to 2 is considered favorable).

Cash is at 67,413 in the checking account & 137,608 in the reserve account and 52,173 in the CD which matures 11-29-24, for a total of 257,194. Half of the Clubhouse Remodel (24,288) has been paid from checking. The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month.

As of 7-11-24 the bank loan is down to 37,564. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fees for July were 459.

As of 7-31-24 the Accounts Receivable are 13,527 and the Prepaid Dues are (30,175).

Two units are more than 90 days past due. One was granted a payment plan and is making agreed upon payments. The other one remains seriously past due and is in Foreclosure.

If there are any questions, please contact me. If not, I would ask that the financial statements be approved as presented.

Jeanne moved to approved the financial report. Barb seconded. Motion carried. Linda said we need to look for a deal on a pickup. Jim asked about petty cash. Nick said they get receipts for cash exp[en]ditures.

Administrative Assistant Report: Don had no deed changes to report.

Golf Report: None

Architecture Committee Report:

Architecture:

Architecture Requests:

1. Pembroke courts – 2 nd garage roof request (see below)
2. 7200 Old Post Rd #5 Regency Teresa Neal 8/7/2024
front cement patio & privacy fence. 8/7/24 Approved verbally. jj tt Teresa, explained how fence plus cement can't be beyond 3 ft from side of house. For type of fence look at court's colors.

Problem Units

Still pending: If not already contacted, the architecture committee will contact every owner of a unit that has non-compliance windows installed and inform them they need to be in compliance.

Will hire a painter to complete work on 2 problem units who haven't completed.
7111 OPR #6 and #8 – painting garage & unit.

Work completed:

7311 OPR #19 – cedar shingles on upper rear window were installed by owner!!! Yeah!

Linda said to meet with Pembroke.

Landscape Report: The Landscape Report:

On August 4 th , I sent a letter to the unit owner in the Pembroke Court regarding garbage and the weeds on the patio. I requested they correct the situations by August 18 th . On Monday, the 19 th , I walked around the court and found nothing had been done about cleaning up the patio. The garbage was apparently in a garbage can from Neiderhaus Garbage. They said they picked up garbage at that location on Tuesday. The can should be removed so that it can't be seen from the street by Wednesday.

Also, I did a walk around a unit San Simeon Court that needed the patio that needed to be cleaned up. According to a letter forwarded to me, it should have been cleaned by last

weekend, the 17 th and 18 th . It also mentioned a unit in the Kimberly Court that was to be cleaned at the same time. I checked that one also and it was in need of help.

I will be following up on both of these before the meeting on Thursday.

Additionally, Don sent out a note from Randy Bretz re Black Hills Energy offering to give customers free trees. It would be nice if Don could add something about tree give away in the monthly newsletter. Free is good.

Barb said we should look into assessing fines on those owners that have too many autos parked in the common area and leaving trash cans out all the time. If they do not comply by the second letter, fine them \$100. Linda said to put it in the newsletter that the board is considering imposing fines.

Long Range Planning: *None.*

Concrete: None.

Court Captains: Nothing to report. Next meeting will be end of September or early October.

Social Committee.

1. Annual Garage Sale Weekend

Updated News! Our annual Wellington Greens garage sales were held on Friday, June 21, and Saturday, June 22, 2024. According to a letter from Goodwill, Wellington Greens residents donated 3,194 pounds (1.6 tons) of castoffs! Contrary to what reported last month, Wellington Greens DID WIN the Goodwill Garage Sale Donation PRIZE of \$500. Since Goodwill stipulated that the prize be used for “neighborhood improvement,” the \$500 prize was received and earmarked for the clubhouse remodel.

2. Bridge to Better Living Coffee Social and Information Session

A morning coffee and information session was sponsored by Bridge to Better Living and held on July 24, 2025, at 9:30 AM at the clubhouse. Don McIntyre reported that the event was a success with the nine or ten residents who attended finding the discussion to be enjoyable and useful.

3. Thirsty Thursdays

The Social Committee has continued to host Thirsty Thursday (TT) socials behind or inside the clubhouse (depending on the weather) on Thursdays from 4:30 to 6:30 PM. Due to very hot weather, the TTs on July 25 and August 1 were cancelled. Due to the WG board meeting, the TT on August 22 is also cancelled. The LAST TT for 2024 will be held on August 29, 2024.

4. Storytelling Festival

The Thirsty Thursday on July 18 was followed immediately by a Storytelling Festival organized and promoted by Randy Bretz. Almost 50 residents attended the festival, sitting in chairs in the parking lot in front of the clubhouse. Five residents shared their 5-to-7-minute personal stories, and all met with strong applause. When asked if they would like future Storytelling Festivals at Wellington Greens, the audience responded with an enthusiastic “yes!”

5. Future Social Events

No further social events are planned until the clubhouse remodeling is completed this fall—hopefully, before Thanksgiving. After the clubhouse remodeling is completed, the Social Committee will host an open house so all residents will have the opportunity to see the results of the remodeling. Following the open house, another social event will be planned and held, hopefully, before Christmas.

Web Site: None.

OLD BUSINESS:

Clubhouse: Barb said Carpet Land will install the Vinal wood-patterned flooring.

Annual Meeting: Linda said Dave Owen said he would be a candidate for the board. Vaughn Carter volunteered to serve on the nomination committee as the non-board member. After discussion Barb made a motion that the by-laws be changed to eliminate the rule that there has to be four candidates for the Board at the annual meeting. Mike seconded the motion. Motion carried.

NEW BUSINESS

Newsletter topics

Winning \$500 from Goodwill in the garage sales contest.

Free trees from Black Hills Energy.

Linda moved that we adjourn. Mike seconded the motion. Motion carried.
Meeting adjourned at 5:15 p.m.

Next Meeting: The September, 2024 Board meeting is scheduled for September 17, 2024 at the clubhouse starting at 3:30 P.M.