

**APPROVED Board of Directors Meeting Minutes  
Wellington Greens Homeowners Association**

Held at 7101 South Stret No. 5

**November 19, 2024**

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

Approved absence: Nick Horvath, Grounds Superintendent

Staff: Don McIntyre, Administrative Assistant.

Guests: None

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to the October 15, 2024 meeting minutes. Jeanne moved to accept the minutes and Mike seconded the motion. Motion carried.

**Grounds Superintendent's Report:** **(Written reports are submitted in advance and are in blue font.)** The following projects and tasks were completed last month, along with our normal maintenance:

- Tree trimming and removal (No Limits tree service removed 5 storm damaged trees and trimmed what they could from the concrete. The rain has kept them from being able to get behind units. Hoping they can make it back out after the ground freezes.)
- Landmark Landscape planted 11 trees and 6 shrubs.
- Crew planted the Black Hills Energy trees received from residents (30 total).
- Work Requests.
- Regular maintenance and leaf cleanup/mulching.

November/December lookahead:

- Prepare equipment for snow removal.
- Shut off and drain golf course irrigation system.
- Continue with fall clean up and leaf mulching.
- Work Requests.

Thank you to everyone who participated in the Wellington Greens neighborhood, fall clean up. We filled an entire dumpster with leaf bags! As always, 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.

**Election of Officers and Committee Assignments:** After discussion Dave Owen agreed to chair the Golf and Concrete Committees. Barb agreed to serve as Vice-President. Jim made a motion the officers and committee assignments remain the same as last year with Dave being the concrete and golf chair and Barb serving as vice-president. Jeanne seconded the motion. Motion carried.

## **Committee Reports:**

**Treasurer Report** I have reviewed the financial statements as of October 31, 2024 copies are attached.

From operations we had a current month net loss of (19,526) compared to last year's (10,247). The YTD budgeted income is 52,412 actual revenue YTD is 53,025. The six-month CD at 52,866 matures this month on 11-29-24.

On the expense side, employee expenses are right at budget of 22,494. Buildings and Grounds are 16,938 right on budget. Half of the cost to remodel the clubhouse 24,288 was paid from the reserve. Total Utilities are 27,802 right at budget. Total General & Administrative expenses are below budget by 3,463. Total Expenses are 72,551 and budget is 76,788 resulting in expenses under budget by 4,237.

The balance sheet has 226,351 in current assets and 71,938 in current liabilities. The current ratio (current assets to current liabilities) is 3.15 to 1 (a current ratio between 1.5 to 2 is considered favorable).

Cash is at 24,621 in the checking account, 130,188 in the reserve account and 52,866 in the CD which matures 11-29-24, for a total of 207,675. The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month.

As of 10-11-24 the bank loan is down to 32,361. Maturity Date is 3/30/2026 Monthly Payment is 1,855. The lockbox fees for October were 410.

As of 10-31-24 the Accounts Receivable are 15,199 and the Prepaid Dues are (21,668).

One Unit remains seriously past due and is in Foreclosure. Two other past due letters were mailed out on 10-24-24.

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

Jeanne moved to approved the financial report. Mike seconded. Motion carried.

**Administrative Assistant Report:** Don reported the following deed changes:

October 25, 2024, 7111 OPR #13 Marie Hansen to Katy Hilgenkamp and Patrick Sabin and

November 7, 2024 7410 OPR #4, Tom and Diane Brenden to John and Lori Goff

**Golf Report:** None. Jeanne suggested that a QR code be put on each hole. Ray Daniels was suggested as a Marshall. Linda said she would talk to him.

**Architecture Committee Report:**

Architecture Requests:

7300 OPR 8 Chatham Park Pat McCabe 10/30/2024 replace concrete back patio

### Problem Units

12 letters mailed to owners who have non-compliance-colored windows & sliding door notices mailed. Owners have till 10/31/25 to bring back in compliance.

29 units who received 2024 spring survey work requests were reviewed.

7111 OPR #8/Gramercy – complete enough

7111 OPR #6/Gramery – complete enough

7311 OPR #22/Canterbury – reinstalled front fence but now damaged, bricks on wall off and on ground.

**Landscape Report:** I want to, actually, need to have a meeting of the landscape committee to see what all the duties and responsibilities are. Over the past month, we did have some clean-up work on two units done and paid for. The cost of the cleanup will be billed to the unit owners, one hour on one and one and a half on the other. The minimum billing is for one hour at \$70/hr. One of the units, I found out after the fact that there are other problems.

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

**Concrete:** None. Dave said he checked and concrete was \$11 Sq. foot. It was said that Dave should get the concrete books from Lon. Dave said he would get started on concrete in the spring, but would look around for spots that need it before then and that the end of the drive at the shop needed new concrete.

**Court Captains:** None.

### Social Committee.

#### 1. Lunch for WG Fall Cleanup Day November 16, 2024

Lunch was served consisting of one tray of 20 Goodcents sandwiches, 18 small bags of assorted chips, and 10 oz bottled waters for 10 residents. Since it was a lovely day, lunch was enjoyed on the rear patio of the clubhouse.

#### 2. An Open House for the Remodeled Clubhouse

If approved by the board, an open house will be held from 2-4 PM on Saturday, December 7, and from 2-4 PM on Sunday, December 8, 2024. This event will be hosted by members of the social committee and board members who volunteer to attend. Coffee, water and cookies will be served.

Barb said that she would like to have an open house for the clubhouse from 2 to 4 pm on Saturday and Sunday, December 7 and 8 and she would like permission to hire someone to help clean the clubhouse if needed. After discussion Barb made a motion that she be allowed to hire someone to help clean the clubhouse if needed. Jim seconded the motion. Motion carried. Barb said there would not be a Christmas lighting contest this year.

**Web Site:** None. Barb said that Randy had a social survey that he wanted to put in the newsletter and on the website. After discussion, the board voted to not put the survey in the newsletter or on the website.

#### **OLD BUSINESS:**

**Clubhouse:** Rental fees will be talked about at our next meeting.

**Fines:** After discussion was had, Jim made a motion that habitual violators of the bylaws as determined by the Board be sent one letter and then fined \$100 per month for each violation starting January 1, 2025. Mike seconded the motion. Motion carried.

#### **NEW BUSINESS**

**Newsletter topics** – Clubhouse open house. Fines.

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

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