

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
October 15, 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: Vaughn Carter and Randy Bretz

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the September 17, 2024 meeting minutes. Barb moved to accept the minutes and Jim seconded the motion. Motion carried.

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

The following projects and tasks were completed last month, along with our normal maintenance:

- Grading and seeding bare areas and slopes.
- Tree trimming.
- Stump grinding and backfill. Seeding to be completed by mid-October.
- Remodeled and leveled five tee boxes (1,4,5,6,7). The rest will be done next year.
- Aerated and top-dressed greens.
- Fall fertilizer applied to entire campus and golf course.

October/November lookahead:

- Tree trimming and removal.
- Landmark Landscape will be planting 11 trees and 6 shrubs.
- Crew will be planting Black Hills Energy trees received from residents (approximately 25).
- Work Requests.
- Regular maintenance and leaf cleanup/mulching.

Thank you to everyone who participated in the Black Hills Energy tree program. As a friendly reminder, please stay off newly remodeled and seeded tee boxes. They need time to grow in and mature. We plan on having them open for play spring 2025. As always, feel free to contact me with any questions or concerns.

Nick said 27 trees were received from residents that requested them through Black Hills Energy and have been planted. Twenty-four stumps have been ground.

Resident's Comments:

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

Treasurer Report

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

From operations we had a current month net income of 1,045 which gives us a year-to-date net income of 25,355. The YTD budgeted income is 676,054 actual revenue YTD is 689,737 - we are above budget for the year by 13,683. Most of the difference is in green fees revenue which is 8,190 more than budget, and interest income is 4,345 more than budget due to putting idle cash into a six-month CD. Clubhouse Rental and Advertising revenue are also more than budget.

On the expense side, employee expenses are below budget for the year by 9,928. Buildings and Grounds are 3,871 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, it currently is at 149,347. Total Utilities are below budget for the year by 5,830. Total General & Administrative expenses are below budget by 2,706. Total Expenses are 664,382 and budget is 686,718 resulting in a YTD difference of 22,336.

The balance sheet has 246,167 in current assets and 73,058 in current liabilities. The current ratio (current assets to current liabilities) is 3.37 to 1 (a current ratio between 1.5 to 2 is considered favorable).

Cash is at 33,643 in the checking account & 149,347 in the reserve account and 52,173 in the CD which matures 11-29-24, for a total of 235,163. 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 9-10-24 the bank loan is down to 34,114. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fees for September were 415.

As of 9-30-24 the Accounts Receivable are 22,724 and the Prepaid Dues are (14,973).

There are five 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. Past due letters were mailed out on 9-24-24.

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

Mike said we had a water main break at a cost of \$2999 and the storm damage.

Jim moved to approved the financial report. Barb seconded. Motion carried.

Administrative Assistant Report: Don reported the following deed changes: 9/24/24 7101 South St. No 2 Victor and Joanne Murray to Jessica Zaruba;

9/24/24 7200 OPR No. 14 Corlin Vandewege to Raquel Chavez and
10/1/24 7420 South Street JMOEH LLC to Dayne Urbanovsky.

Golf Report: None.

Architecture Committee Report:

Architecture:

Architecture Requests:

7420 So St #21 Kimbrley Teresa Walkenhorst 9/16/2024 replacing windows and
poss cement pad in back jj tt Teresa, said windows can open any way, the
exterior wood/vinyl need to match court/white. Cement pad needs to be within
boundary. HA wont check into boundary, owner needs to. She did have a fence
approved by JJ last yr.jj Explained now making sure owners are installing
fencing/cement in bounadiers, assumed they were is boundaries last year.

7300 So St 9 Briar Glynn Amber Honke 9/15, 2024 remove chine yjj em chimney
removed will need area replaced with approved shingles. Contact neighbor, Daid
Dunning in #10 for correct shingle. 9/16/24 jj em Amber approved

7101 South St #1 Sunbury Geoff Friesen 9/16/2024 replacement windows
Friesen's want to install stock colored vynil windows that are close in color.
/17/2024 jj em Friesen's vynil windows in the courts dark gray blue color
approved, not a stock color. See email correspondence below.

7548 South St Pembroke Bobbie Ells 9/17/2024 replacement windows jj em &
found out color is the yelow/cream color the windows of the crt should be, not
brown like on unit 6

7300 South St 10-14 Briar Glynn 9/17/2024 Changing siding paint color Carla had
meeting w/ all owners in E blds. Discussed & agreed to select a different paint
color for their bldg. Not approved-jj em & told Carla in past that the entire crt
needs to apporve color, not just her bldg. She did say in an em not painting til
spring 2025, so have time to handle correctly.

7100 OPR #15-18 Ramsgate Al Topil10/3/2024 reroofing building less unit 15 in
same shingle jj tt Al, he said all owners in bldg want to reroof, but 15 waitig on
insurance \$ so will roof later. I told him it all has to be done at same time. Wait to
reroof until 5 has \$. 10/4/24 jj tt Gale Paxton per issue of #15 not roofing at same
time, asked Gale to send email to owner (it's a renatal) put me on it and let him
know everyone needs to reroof at same time. Hopefully Mile Thomalla replies.
Arch will intervine if Mike doesn't say he'll reroof.

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.

7111 OPR #8/Gramercy – have till Oct 31, 2024 to complete

7111 OPR #6/Gramery – have till Oct 31, 2024 to complete

7311 OPR #22/Canterbury – letter sent to reinstall front fence by October 31, 2024

Landscape Report: None

Long Range Planning: None.

Concrete: None.

Court Captains: There will be no fall court captains meeting this year as the clubhouse is being remodeled. The fall landscape cleanup day will be Saturday November 9 from 10 am to noon. Lunch will be served hopefully in the clubhouse. More information on the place to follow. There is no football game that week.

Social Committee. None.

Website:

Randy submitted the following website report: Here's a Web report for the last 28 days.

71 visits to our dues payment page

68 visits to the golf membership page

62 visits to "round of golf"

42 wondering about playing golf here

42 visits to the covenants and bylaws (whoopee)

49 people wondering about our courts (maybe they're interested buyers)

80 interested in the clubhouse

7 inquiries from Nigeria

5 inquiries from Russia

Every time someone visits our website, my phone dings. I'm not getting very much sleep.

OLD BUSINESS:

Annual Meeting: Betsy Cowan, Randy Bretz, Jeanne Johnson & Dave Owen have submitted their bios.

Don asked if the board wanted to give away door prizes and the board agreed to give out 1 \$50 certificate and two \$25 certificates at a cost of \$75 from CostCo.

Bylaws: Bylaws approved by Bylaw committee & Board 091724

VIII COMMITTEES

A. The Architectural Committee shall:

2. Each Spring, with the Landscaping Committee, carry out an Annual Compliance Review of all 277 units architecture and landscaping.

Proposed change: Every 3 years

IX SELLING AND PURCHASING

Proposed change: correct 2 HOA entries in section to HA Proposed addition: The owner(s) of the property hold sole responsibility for keeping the property in compliance with the covenants and bylaws of the association.

XI ARCHITECTURAL AND LANDSCAPE CONTROLS

A. Annual Architecture and Landscaping Compliance Survey

1. Every spring...

Proposed change: Every 3 years

Proposed addition: 2. In the years between surveys, owners may be contacted about exterior work and non-compliance issues.

e. Roofing

i. New Roofing:

- The Board specifies that laminate shingles be used when replacing existing asphalt shingles.
- Cedar "Mansard" wood shingle roofs are to be replaced with laminate shingles.
- It is requested that all connecting units replace roofing at the same time with the same shingles.
- Those buildings in a court of sameness, where one of the buildings has need of reroofing, are not required to reroof until one or more units under their roof need reroofing.

VIII: Exterior Maintenance of the Covenants will be enforced.

Proposed change:.

i. New Roofing/Reroofing

a. All connecting units in a building must replace roofing at the same time with the same shingle. A single unit in a building is not allowed to reroof without approval from the architecture committee.

b. Architectural approval is needed whenever a new roof or reroofing on a building is required. Owners are required to submit a change form to the Chair of Architecture.

c. The Board specifies that laminate shingles be used when replacing existing asphalt or cedar Mansard shingles.

d. Those buildings in a court of sameness, where one of the buildings has need of reroofing, are not required to reroof with the approved shingle until one or more units under their roof need reroofing.

ii. Existing Roofing

- Repairs of shingles with the same approved shingle does not need Architectural approval.

Proposed Change:

- a. Repairs of shingles on single units with the same approved shingle do not need Architectural approval, as long as the repairs don't affect neighboring units' shingles. This does not include reroofing. See i. New Roofing and Reroofing above.

XII USE RESTRICTIONS

Addition: No sheds at all or large storage containers taller than 30" allowed in units yards.

XIII PARKING

Proposed change: Edit 1 HOA entry in section to HA

Jeanne said the roof issue in Ramsgate has been resolved.

Barb made a motion to approve the bylaw changes. Motion was seconded by Mike. Motion carried.

Clubhouse: Barb said there was one surprise, the bathroom vents from the downstairs bathroom go up through the west wall of the kitchen and we did move the vent stack so the west wall could be reconfigured. She said we are still waiting for the city permits. She said the cabinets should come this week and that she is meeting with the electricians about the lights.

NEW BUSINESS

Newsletter topics

Annual Meeting

Mike moved that we adjourn. Jeanne seconded the motion. Motion carried. Meeting adjourned at 4:15 p.m.

Next Meeting: The November 2024 Board meeting is scheduled for November 19, 2024 at the clubhouse starting at 3:30 P.M.