

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
December 21, 2021

Present: President Linda Siedhoff, Vice-president Carol Conway, Treasurer Jim Wharry, Secretary Mike Beaver and Lon Dyer.

Approved absence: Vaughn Carter

Staff: Danny Riner, Grounds Superintendent and Don McIntyre, Administrative Assistant.

Guests: Julie Johnson

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the November 16, 2021 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) It is hard to believe when you go outside that the Holidays are almost here. Moderate temperatures have given our staff additional opportunity to continue outside work. We have mulched leaves with diligence with only a few stubborn Pin Oaks holding onto their leaves. We will continue cleaning up as weather allows.

The recent weather event kept us busy for two days cleaning up storm debris (branches). Thank you to the residents that adopted areas and picked up branches to make piles. The campus lost only one tree, that being a city street tree, a Linden.

Other tree work includes: Four commercial removals and three inhouse. We also planted five trees (shrubs). Fall planted trees will be watered every couple of weeks. The golf course water lines are shut down and drained. A new sign post was installed at 7500 South Street. Winter duty equipment has been installed and tested.

Resident's Comments: Julie Johnson said she just wanted to observe.

Committee Reports:

Finance/Treasurer Report: (Submitted in advance by Jim.)

I have reviewed the financial statements as of November 30, copies attached. From operations, we have net income \$6,006, about \$185 less than the budgeted amount of \$6,191. The Income of \$99,441 was down about \$1,897 less than the \$101,338 projected. This is due mainly to the lesser amount of greens fee revenue. It should be noted, to our favor, although our late fees and interest on late dues payment are down, they are down, which is good.

The total expenses are about \$8,088 less than budgets so far. So far this month, we just paid an attorney billing of \$1,600 and a water bill of \$17,748, which is about \$2,250 less than the last one. We only pay the every other month.

Also attached to the this report a reminder from the city regarding 'Lincoln Transportation and Utilities Winter Resources' and the 'Parking Ban Guide' It came enclosed with the water bills. Since no one in the association would get a water bill, they may not have seen this. It may be informative for people parking on the streets during the winter time.

The lockbox fee for November was \$203.

The balance sheet is in good shape, with \$135,918 in current assets and \$62,510 in current liabilities, the current ratio is a little over 2:1.

The cash is at \$122,112 in the checking account and \$5,540 in the reserve account, for a total of \$127,652. The A/R is down to \$12,725 and the Prepaid Dues are at \$17,121, netting out to \$4,396 prepaid. Nothing was added to our Property and Equipment.

The bank loan is down to \$88,348, of which \$19,035 is current (payable within the next twelve months) and \$69,313 long term (amount payable beyond the next twelve months).

If there any questions, let me know. If not, I would ask that the financial statements be approved as presented.

Although I would like to have had a finance committee meeting sometime in this month for a preliminary review of our future reserve needs, I have not been able to do so yet. With the holidays coming up we should wait until the beginning of next year.

Carol moved that the Treasurer's report be approved. Motion was seconded by Lon. Motion carried.

Jim said he wanted to get the finance committee to meet in January and to get together with Vaughn to look at the long-range planning.

Golf Committee Report: I will be getting the resident and non-resident golf letters written and printed over the next month. Also, will get the 2022 stickers ordered. I usually get those in place for Barb before we leave for Arizona. That way she can get them out in a timely manner.

Administrative Assistant Report: (*Don reported the following deed changes in advance*):

12-17-21 - 7311 OPR #31 - MCHOMESOLUTIONS LLC to Marita Ward

12-16-21 - 7221 OPR #11 - Kaycee Sciandia to David & Marci Tuttle

12-9-21 - 7300 OPR #2 - Otter Bay Holdings to Randell & Sheri Haas

12-3-21 - 7100 OPR #2 - Doris Thorpe to David and Terri Winter

11-24-21 - 7221 OPR#1 - Joyce Faddis estate to Taiheem Plesant

11-22-21 - 2331 S 74th #38 Keith & Michigelle Sewell to Joy McKinney

11-19-21 - 7420 South St #4 - Ken & Arlene Rousch to Barbara Khechfe

Don reported that there had been an odor in the clubhouse and something spoiled was found in the microwave. Don said he sold a quarter page ad in the newsletter for one year in the amount of \$625.

Architecture Committee Report: None. Jim gave Don information on the city snow emergency parking ban to put in the newsletter if there is room. Mike said he was meeting with Tammy about architecture.

Social Committee. Submitted by Lon in advance. 1) [Holiday decoration contest is being judged by a panel of residents. I hope to have results by December board meeting.](#)

2) [Committee members are being recruited successfully. We will likely start a monthly meeting schedule after the first of the year.](#)

Linda said to be sure and check the lighting in all courts including Devonshire.

Landscape Report [The crew removed a ginkgo tree at 7411 Old Post Rd between units 4 & 5. This was done at the request of the residents in those units. The tree had born fruit and made a mess.](#)

[The linden tree on Old Post that was damaged in the most recent storm is a city tree. Therefore, we have to wait on them to remove it. We got lucky that it didn't damage the new benches.](#)

Long Range Planning: None

Concrete: Jim said he had no report.

Court Captains: Linda said she had nothing except that Annie Votipka had been a lot of help in the Canterburys with passing out the new by-laws.

Web Site: Don said he had nothing.

OLD BUSINESS: Linda suggested that the Association purchase WIFI for the clubhouse and maintenance building. After discussion, Linda moved that the Association purchase WIFI for the clubhouse and maintenance building. The motion was seconded by Jim. Motion carried. Lon said he would look into purchasing WIFI.

Linda said she wanted to discuss the fence at No. 24 in Kimberly. She said she had visited with Christi and was told that Dan said it was okay. Dan said he told them they could not put it in where they were putting it. Linda said she talked to Steve Imes and he said he may have told her it was okay. After further discussion it was decided that Linda would talk to them to see if they could come to some agreement.

NEW BUSINESS: None

Newsletter topics: Emergency Snow Parking

Jim moved to adjourn. Mike seconded the motion. Motion carried. Meeting adjourned at 7:19 p.m.

Next Meeting: The January, 2022 Board meeting is scheduled for January 18, 2022 at the clubhouse. At Don's request, the February meeting was scheduled for **Thursday, February 24.**