

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
May 17, 2022

Present: President Linda Siedhoff, Vice-president Carol Conway, Vaughn Carter and Lon Dyer.

Approved absence: Treasurer Jim Wharry

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

Guests: Carl Engstrom

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the April 19, 2022 meeting minutes. Lon moved to accept the minutes and Carol seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting)
This has been a great month with some much-needed rain. Things are starting to green up, but please be patient with us as there are still some rough spots that may not receive attention until this fall. We concentrated on the golf course this spring because we can water. Fall is typically the best time to seed with lower temps, less weed competition for new grass and more rain for the common's areas and rest of the campus that does not have irrigation.

Aside from trying to keep up with the mowing recently, we removed 3 trees (2 crabapple, 1 red bud). The crabapples were damaged in the storm a couple of weeks ago and the red bud was dead. We also planted a single stem serviceberry behind Ramsgate.

We are now in full swing with some new seasonal/part-time help on board. Ryan, Eric and I will be busy training them in the next couple of weeks. Feel free to bring any suggestions or concerns to my attention. As with any seasonal and part-time help, things tend to get missed occasionally or done differently. Corrections and fixes can only be made if I know about them.

Here's to another great month and I look forward to the continued challenges of keeping Wellington Greens maintained to everyone's expectations! There is already a well-established culture here and I hope to add a strong sense of reward, satisfaction and accomplishment for the crew on a job well done!

Linda asked if he had new control boxes. Nick said he had a control box, but it was not one that he could operate from his phone and two of the greens he had to turn the water on manually. Linda asked about the bridge for No. 5. Nick said he was waiting on some bids. Nick said we can put a TV against the north wall and it would reach the Wi-Fi signal. After discussion Vaughn moved that we purchase a TV for the clubhouse. Carol seconded the motion. Motion carried. Don was directed to put something in the newsletter about having TV and Wi-Fi at the clubhouse.

Nick said he checked the water meter at 7311 OPR and it is back to normal. He said four residents of 7111 OPR called him and a plumber will inspect them Monday.

Resident's Comments: None, Carl wanted to observe.

Committee Reports:

Treasurer's Report: (Sent in advance of meeting by Jim Wharry).
I have reviewed the financial statements as of April 30, 2022, copies attached.

From operations, we had a net loss for the month in the amount of \$27,647, which gives us a profit year to date of \$23,335. We had budgeted for an \$18,899 loss for the month so we're not that far off. Over all it was an interesting month, we took in golf revenues of \$12,695, for the month, which is almost \$2,200 more than budgeted. Our recycle income is down but the expense is down also by the same amount, that's a wash. On the expense side, we had a couple of large expenses in April. Our concrete costs of \$13,000 and seed and fertilizer of \$17,100 which is budgeted. We will have the balance of the concrete bill, around \$12,000 in May. Our water bill is about \$1,300 over budget. Part of the cause of that overage has been corrected. Plus, we had incurred an additional expense in giving Danny a good send off.

The balance sheet is in good shape, with \$161,730 in current assets and \$70,867 in current liabilities. The current ratio (current assets to current liabilities) is 2.3 to 1.

The cash is at \$133,444 in the checking account and \$19,393 the reserve account, for a total of \$152,837. The A/R went up \$265 to \$13,289 and the Prepaid Dues are at \$29,112 netting out to \$15,823 Prepaid.

The bank loan is down to \$80,501, of which \$19,357 is current (payable within the next twelve months) and \$61,144 long term (amount payable beyond the next twelve months).

The lockbox fee for April was \$296.

I will call for a meeting of the finance committee for a review of the financials to date.

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

Vaughn moved that the treasurer's report be approved. Carol seconded. Motion carried.

Mike Beaver resigned from the Board because his employment was making him travel more often. After discussion Carol moved that Jeanne Johnson be appointed to replace

Mike. Lon seconded the motion. Motion carried. Linda said that Jeanne could not be present tonight or at our June meeting because of prior commitments.

Golf Committee Report: (Submitted in advance)

I have sold 2 family memberships since the last board meeting. The total non-resident membership is at 131.

We will be having a golf committee meeting on Saturday May 21st. At that meeting, we will discuss the advertising signs proposed for the tee boxes. We will also talk about the possibility of having Chad Geiger offer group golf lessons. Chad has agreed to be at the meeting Saturday morning.

Carol said they would talk about advertising and golf lessons at their committee meeting.

Administrative Assistant Report: (*Don reported the following deed changes in advance*): On May 10, 2022, 7100 OPR No. 14, Paul Blumer to Neil and Patricia Bell.

Architecture Committee Report: None.

Landscape Report: (Submitted in Advance)

I had an email from Loren Bonneau's daughter, Nancy Worth. They prefer to sponsor a bench either on the golf course or in the court where Loren and his wife lived.

We have not had another landscape committee meeting yet but will do so during June.

Long Range Planning: (*Submitted in advance*)

I am in the process of working with Dr. Zhenghong Tang, Director of Community & Regional Planning at the University of Nebraska to get two or three student interns to assist with the Vision 2033 focus groups and developing the final plan document.

The duties and responsibilities of the interns would be as follows:

1. Take the data acquired from the community survey and put it into a more useful and presentable format. I.E. Pie charts, graphs etc.
2. Work with myself & the Long-Range Planning Committee to design the "*facilitated process*" to be utilized during the focus groups.
3. Facilitate the focus groups. (*I am a professional facilitator but feel "natural facilitators" would be more beneficial to the process*).
4. Assist in developing the final ten-year comprehensive plan document.

Dr. Tang did suggest that if the board wanted to wait until fall to do this, he would like to do it as a class project. I explained the process has already been expanded from one to two years so wasn't sure how the board would feel about it, but I would run it by the board and get their feelings.

Linda asked if we couldn't schedule a couple of sessions and put them in the newsletter. Carol suggested that we post the schedules on the mailboxes and tell the court captains.

Concrete: *(Submitted in advance)*

AJ Donner Construction has almost finished at San Simeon Court. They still have some equipment and framing to move and some back fill along a couple of edges. They poured it on Thursday the 12th and have made their compression cuts so it should be good to go later this week. Adam had told us he would fix that concrete crack at Cambridge Court before he is done.

The work was contracted for \$24,793.13. We have paid him \$21,435.18, which leaves a balance of \$3,357.95. I propose, "We hold 20% back pending the completion of repairs the cracks at Cambridge and Warwick courts that he said were under his warranty". He was approached about repairing the cracks last fall and he said he would take care of it this spring.

After discussion Lon moved that the Association withhold paying Donner any remaining balance until all repairs are made. Vaughn seconded the motion. Motion carried.

Social Committee. *(Submitted in advance)* Community garage sale is coming up soon. I am working with Goodwill to pick up our remaining unsold items. They are suffering with labor issues (like the rest of the world) so only can offer a limited number of pickups per month. Paul Canny has graciously offered to take charge of the community garage sale. We will be setting a date ASAP.

We should discuss a date for the "welcome to Nick" celebration this summer. Any ideas of when, what or where to hold it is appreciated.

Lon said the garage sales would be in July and would let everyone know when he hears back from Goodwill. Don said he would put it in the June and July newsletters.

After discussion it was decided that Nick's welcome party will be June 18 from 1 to 3 PM and that we would grill hot dogs.

Court Captains: *(Submitted in advance)*

Our next meeting will be in September and Nick has asked to attend to get to know court captains better. Barb Casey and Lori Barr are checking with local businesses to get coupons or gifts to give to new residents as a welcome with the bylaws

Web Site: Don said he was working on changing the Superintendent tab to a history tab.

OLD BUSINESS: The benches and water usage at 7111 OPR was discussed prior.

NEW BUSINESS: Swings in the common area on OPR was brought up and after discussion Carol said she would talk to the person.

Linda asked if we needed to change the by-laws to prohibit parking on the grass. It was decided to put that on next month's agenda.

Newsletter topics:

Jim Conway's hole in one.

Garage Sales

Article on what the golf course does for our Association

TV and Wi-Fi in the clubhouse

Jeanne Johnson new board member

Vaughn moved that we adjourn. Lon seconded. Motion carried.

Meeting adjourned at 7:53 p.m.

Next Meeting: The June, 2022 Board meeting is scheduled for June 21, 2022 at the clubhouse.