

APPROVED Board of Directors Meeting Minutes
VIA ZOOM VIDEO CONFERENCING
Wellington Greens Homeowners Association
February 16, 2021

Present: President Linda Siedhoff, Treasurers Jim Wharry and Dick Vautravers, Tammy Hanel, Carol Conway and Vaughn Carter.

Approved absence: None

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

Guests: None

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the January 19, 2021 meeting minutes. Jim moved to accept the minutes and Vaughn seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) Dan said that the equipment work is proceeding well, no surprises so far. Right now, our greens mower is ready for another year. Snow removal has been our main concern and focus. We have had over 30 inches in the last month. We have had breakdowns with equipment, but have managed around them so far. Both trucks have problems with the plows. The John Deere tractor has been a warrior with only welds needed on the rear bucket. We have moved snow to assure access to fire hydrants. We have done extensive work on public sidewalks. We monitor parking lots and slopes for traction. We have been lucky with the snows having so little moisture content. Light and fluffy moves much better than wet and heavy. I am very pleased and proud of the effort and dedication displayed by Ryan and Eric during these long and tiring weather events. I have received two preliminary bids to replace water mains at 7410 OPR and 7101 South Street in the amount of \$42,000 for 7410 OPR and \$40,000 for 7101 South Street. These are from Northridge Underground. The last I have heard about the new tractor is that it is in Gretna as of the last week of January waiting for implements. The steel work on golf course bridges has been reduced, the cost will be much less than projected originally.

Linda asked what is included in the water main replacements? Dan said materials, four-inch mains certalock 40-inch sections, test and hookups. Dan said he had a list of materials. Linda said let's add it to Long Range Planning.

Resident's Comments: None.

Committee Reports:

Treasurer's Report: (Sent in advance of meeting by Jim Wharry and Dick Vautravers). From Dick: The only large non-recurring expense was \$8,700 for ash tree removal under Landscape. Dick had mentioned this last month as being paid this month. We also paid the quarterly property insurance bill of a little over \$5,000. Still haven't

received the tractor, so we're building cash to pay for tractor and for spring expenses including concrete. I haven't seen the bill for reinforcing the bridges on the golf course, but Dan reduced the width and lowered the cost substantially so it won't be anywhere close to \$3,500.

The Financial were straight forward. On the Balance Sheet, the Accounts Receivables went up almost \$2,600 to \$22,798. Over half of the total is in three accounts receivable. The Payables went up a little \$18,200 most of which was the deferred income and accelerated income on the liens filed. We got our legal bill of \$1,300, which is mostly for the liens and associated problems. Net income for the month was \$5,943 giving us a net income of over \$15,000 YTD.

If there are no questions, I'd like to propose we accept the financial statements fair representation of our financial position as of January 31 2021 and the results of operations through January, 2021. Dick said so move. Vaughn seconded the motion.

The Lockbox Agreement with Pinnacle Bank will be in operation as of March 1. So as of March 1, all payments will be sent to the PO Box in Gretna and processed by the bank, with the accounting sent to Barb for recording in the books. Copies of the agreement were sent to Linda, Dick, Don, and Barb.

Barb had put a notice, pink insert, in with the February Statements telling everyone of the upcoming change in the mailing address for the remittances. Also, you may have noticed the "Conditional Payments" on the bottom of your statement. If anyone tries to make a payment for less than their balance and write 'paid in full' on the check, it will have to be sent to the old P.O. Box address that Barb monitors. It will be picked up there and returned to the sender.

Dick and I are still mulling over what should be in our collection policy and will be discussing it with the finance committee sometime in near future.

Vaughn moved that we table this until next month. Tammy seconded the motion. Motion carried.

Golf Committee Report: Carol said that she had nothing to report.

Administrative Assistant Report: Don reported two deed changes: On February 2, 2021, 7300 OPR No. 6, Thomas McGovern to Barry and Jeanne Johnson and on January 19, 2021, 2331 S 74th St. No. 36, Alexei Petrov to Eric and Lucile Clark.

Architecture Committee Report: Tammy said she approved a major remodel for 7300 OPR No. 6 with changes for paint and windows.

Landscape Report: Carol said that all she had to report is that there would be a landscape committee meeting in March.

Long Range Planning: (Vaughn submitted the following in writing)

1: LONG-RANGE PLANNING PROCESS

This is just the latest version of the process document. I wanted to make sure you all have the version with all four bullet points under "INITIAL AREAS OF FOCUS", and there were a couple of Email typos with committee members that have been corrected

2: RULES OF ENGAGEMENT

These are the rules that will govern all committee meetings as well as all facilitated focus groups with the community.

3: COMP PLAN MEETING AGENDA 02-01

The agenda for the first Comp Plan Committee meeting 01/02

4: COMP PLAN MEETING RECAP 02-01

Recap of the first Comp Plan Committee meeting 01/02

5: COMP PLAN MEETING AGENDA 02-10

The agenda for the second Comp Plan Committee meeting 01/10

6: COMP PLAN MEETING RECAP 02-10

Recap of the second Comp Plan Committee meeting 01/10

7: AMENITIES LIST

At this time, any and all ideas go on the table. It's later in the process that the feasibility - logistical, financial, etc. - are vetted & addressed.

8: REVENUE SOURCES

A major objective of the process is to consider & investigate additional revenue sources to Wellington Greens and the association. Again, at this time, any and all ideas go on the table. This is what we have so far, we are always looking for more ideas.

9: 2020 LONG RANGE PLAN

This is the document developed by the WG Long Range Planning Committee dated Jan. 29, 2020 and addresses the four critical financial areas facing Wellington Greens: Trees; Clubhouse; Golf course water system; Concrete. Every member of the committee has this document as I feel we all need to have this top of mind as we go through the process. I will want to discuss with the board at the meeting how these very critical financial issues should be addressed within the Comp Plan process.

Vaughn said he sent the information to everyone and asked if there were any questions. Carol asked about working with Carriage Park and Greenbrier with snow removal. Vaughn said that we are just putting everything on the table, everything is all inclusive. They have to pay for snow removal and mowing and we have the equipment to do those things. This is a nine-month process. Just run the numbers. We are just gathering information. Linda said we need a motion to spend the \$50. Dick so moved and Carolee seconded. Motion carried.

Vaughn said they are putting out a survey and wanted to know what data the board would like.

Concrete: Jim said he and Dottie had been doing their due diligence. I received a quote from Adam Donner, his quote will give us six inches of the 5,500-strength concrete. That is at \$6.65 a square foot. The price is good. We checked references and the all came back good. I talked to the banker and he looked up our loan from before and he said we would be looking at somewhere between the high 3% and the

low 4%. He said \$100,000 loan at around 4% would be around \$1,800 to \$1,900 a month. Jim said he was concerned if we have to replace the water mains. Dick said that is further down the road and not immediate. Linda asked what it would cost residents. Jim said \$10 a month to pay off the loan. Linda said that is a good question to put on our survey. Linda said what do we need to do to get the first phase started. Jim said we need to approve the \$140,000. Dick asked if they had done any prioritization and Jim said they had and it is all over the association. He said Donner did a very good job with allocating where it will be going. Jim said the first phase will come to about \$138,000. Jim moved that we start the first phase in April. Vaughn seconded the motion. Dick asked if it was a five or seven year loan. Jim said it is a five year loan. Dick said with no balloon payment at the end. Dick said we are not obligating ourselves to two more phases, just the first phase. Carol asked if we are going with A.J. Donner. Jim said yes. Motion carried.

Court Captains: Linda submitted in writing “Barb Casey in Canterbury Gardens has resigned as court captain. I am still looking for someone to replace her. I have received about half the court directories. Will continue to follow up. “

Social Committee. Tammy submitted the following in writing: WG Garage Sales officially scheduled. Pick up for items not sold Saturday June 12 between 3-5. Planning to have a meeting in March.

Web Site: Don said he had nothing to report.

By-Laws: Linda said the committee is meeting next week.

Rentals: Tammy submitted the following in writing: Rental By-Law: Focusing on No Short-Term Tenants (lease 30 days or more); the owner should face consequences, not tenant; too many rentals might not be able to get a loan? (checking on this); communication between owner & tenant regarding covenants & bylaws must be encouraged (court captains can help with this); I can send the covenants for rentals to owners who aren't following them as a reminder of their responsibilities (Article IX Use Restriction, Section 2 Rights & Duties of Owners Who Lease Lots: a) b) c) d)

Tammy said she thought the city passed something. Dick said he did not think it had passed, but that somebody needs to check with the city to see what they are doing. Dick said there is a state law that you cannot prohibit them. Vaughn said he will check with a council member.

OLD BUSINESS:

Clubhouse: Don said he had someone wanting to rent the clubhouse on March 27. Dick said as long as it meets the city or county restrictions. Don said he would revise the rental contract and send it to the board.

7111 OPR – gatherings. Dick said he sent an email around after he talked to Steve. This is where we have someone that is visiting Carriage Park. Steve recommended we put in two no trespassing signs. Dick said when we can put them, we want to put two no trespassing in the west lot. The police will not do much without the signs. Dan said he would purchase the signs and get them installed.

NEW BUSINESS:

Steel bridges: Dan said the original idea was to widen two of the bridges and add a bridge in front of five green, but that he has curtailed that plan and now he just wants to widen the two bridges that are narrow to assure safety, so the cost will be less. Dick moved that we approve the expenditure for the bridges. Carol seconded. Motion carried.

Parking: Dick said because of the snow storms, it is easy to tell which cars are not being moved. There is a car at 7111 OPR No 13 on the east side, it is not licensed. Dick said we should have Don put a note on the front door. No. 16 is a man and wife with a teen-age daughter that has three cars and they are remodeling their garage. Dick moved to write them that the board approves having three cars parked in the common area. Carol seconded the motion. Carol said we should put in the by-laws that anyone with a one car garage is allowed to have one or two parking spaces and anyone with a two-car garage is allowed one parking space in the common area and anything beyond that, they need to get special approval from the Board. Motion carried. Dick said to put off parking notices until spring.

Newsletter topics:

Coyotes. Carol said that someone left dog food outside her neighbor's garage.

Lock box. Jim said to put the entire address in the newsletter. Dick said we should ask our residents if they want to receive their dues invoices and newsletter electronically. Barb would have the database to send those out. Dick said he would write something for the newsletter.

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

Next Meeting: The March, 2021 Board meeting is scheduled for March 16, 2021 either at the clubhouse or via zoom. Meeting adjourned at 8:14 p.m.