

APPROVED Board of Directors Meeting Minutes
VIA ZOOM VIDEO CONFERENCING
Wellington Greens Homeowners Association
January 19, 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: Dottie Shapiro and Juli Johnson

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the December 15, 2020 meeting minutes. Carol moved to accept the minutes and Jim seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) Dan said that the following tree work has been completed: Two Pin Oaks were trimmed at 7221 OPR Nos. seven and ten; two Austrian Pines that were dead were removed per written request; one Silver Maple removed by our crew; and Ash trees were removed at 2324 S. 74th, 7420 South St. Nos. 5 and 24, 7221 South St. No. 25 and 7300 South Street No. 4. The stump grinding remains to be done. We now have 31 Ash trees remaining. Fitzers pulled soil to grade in islands at 7101 South Street and 7541 OPR. There is no more commercial tree removal planned at this time. The cost will and are going up, probably substantially as more Ash trees in Lincoln will need removed. We have had water breaks at 7200 OPR on December 3, that has been repaired and concrete poured and the barricades will be removed Monday or Tuesday and on January 13 at 7410 OPR which was repaired the same day. Both breaks were four-inch cast iron pipes. I have the name of a utilities replacement specialist to look into a study for the replacement of the old water pipes. Dick said that we spent \$8,700 on five ash tree removals and that is before stump grinding. Jim asked if there was any word on the new tractor. Dan said there was not.

Resident's Comments: Julie Johnson said that she lives at 7200 OPR No. 1 and across the street from her she has seen young men or teenagers congregate in the evening and at night at the parking lot, hanging out and smoking around their cars. Tammy said she has seen them, too. Dick said that Steve Imes, a retired policeman visited with them three or four times. Julie said it is mostly in the summer time. Jim said we could put out a no trespassing sign. Linda said to call the police. Vaughn said perhaps we need more lighting. Linda said she will contact Nan Hesse, she is the court captain.

Committee Reports:

Treasurer's Report: (Sent in advance of meeting by Jim Wharry). The Income Statement is pretty straight forward. Dick noted the following: there were two non-

recurring large expenditures were \$3,158.90 for Action Plumbing (water main break at 7200 Old Post) and \$1,447.87 to Bethany Plumbing for sewer cleanouts in common areas for five courts. We also paid the water bill for \$16,027.38. We will have some tree removal bills soon for work done this week, and we had the catalytic converter stolen off the 2006 pickup over Christmas weekend. It cost \$1,299 to repair, but insurance should cover everything in excess of a \$250 deductible. Dick said he may ask that we increase the deductible to \$500 when our insurance renews in May.

As of 12/31, we are \$12,502 to the good as far as the budget goes.

Even though we incurred a loss for the month of \$7,323, our cash balance only went down by \$574, from \$168,057 to \$167,483. The reason was the receivables went down \$620 and his payables went up by \$4,198, and then the depreciation of \$1,932, a non-cash expense, which adds up to \$6,750. Comparing that to the loss of 7,323, results in the decrease in cash of \$574.

Also, of note, Dick said he just paid a bill, in January, for \$10,900 for tree removal and an attorney bill for \$472 for the liens to be filed, plus he expects another \$50 per lien next month.

If there are no questions, I would like to suggest we approve the financial statements for December, 2020. Vaughn moved that the treasures' report be approved. Dick seconded the motion. Motion carried.

I had sent copies of the Lockbox Agreement to everyone with the schedules. I did call Cari to make a change on page one, fourth line, to substitute the words 'association dues' for sales remittances. Hopefully everyone with any questions had them answered by Cari Campbell.

If and when we approve this agreement, Linda, Dick, or I, can sign it and they will have the PO Box number for our new mailing address in one to two days. It will be a Gretna, NE address. If we approve the agreement at this meeting, we can sign it tomorrow, Jan. 20th, and that will give Barb Geiger ample time to prepare and enclose a notice of the new mailing address with the February Statements. We should give everyone a month's notice of the change before actually making it. That would allow us to begin the lockbox operation as of March 1st. Vaughn moved that the treasurers' report be approved. Dick seconded the motion. Motion carried. Linda asked why do we need the lock box? Jim said it is for internal control. He said it is a "no, no" to have the same person depositing the checks and keeping the books. Dick said he is in favor of the lock box, but as far as he knew there had been no past issues. Vaughn asked how much it would cost. Jim said it cost \$500 to set it up and \$243 to \$277 per month and that Barb would credit us for the time she does not have to spend opening letters and making deposit slips. Jim moved to approved the lock box. The motion was seconded by Dick. Linda asked for further discussion and Jim said that for Schedule A there need to be some names on there and he suggested Don McIntyre and himself. Don declined. Linda said to Jim to put his name on there. Jim said he would put his name on there

only as a contact. Jim said also on Schedule A it says to mail the invoice and check back to the company and that would be Barb and she can record it in the books the way it should be. Jim said he did not want to change the amount on the invoice to match the check amount. Jim said that Barbara will still be depositing some checks from golf fees and advertising. If the check amount doesn't match the invoice amount, it should come back to Barb. Jim said if no invoice is included, the bank scans the checks in a different stack Motion carried. Jim said he should go see Cari tomorrow and sign this agreement. That is going to give us about two days to get a lock box number that Barb can put in the next invoice that goes out February 1st to inform every one of the change and it would start on March 1st.

Linda said the collection letters looked great. Vaughn agreed. Jim said he used letters other associations used. Dick said he is not opposed to having a policy on collections, but he thought this accelerates the process too quickly and will result in more work and may or may not result in quicker collections. Dick said we have three letters go out after three months, four months and five months and then give it to the lawyer. I think we add statements to the bills and Barb can do that automatically and Barb can put that in red ink, do that after 60, 90 and 120 days after the due date and then after 150 days we need to send out a letter. I don't think we should send it to the lawyer after six months because that involves over \$100 each time, it doesn't help the attitude of the person getting the letter from the lawyer. Dick said that would be adding significantly to Don's workload. Linda asked Dick what he proposed. Dick said we have Barb add notes to the bills and get the attorney involved after 12 months. Jim said the problem he has with that is at the end of six months it will be \$1,000 and 12 months it will be \$2,000 and then you accelerate the dues, it is up to \$3,000. It is easier to handle a \$1,000 debt than \$3,000. Dick asked Jim what he would do after six months. Jim said he would give it to the lawyer and have him write a letter giving them 30 or 60 days to pay up or we file a lien. Dick said what do we do after we file a lien. Jim said foreclose. Dick said you would foreclose after 12 months. Tammy asked if it really mattered in the past when they get an attorney letter. Dick said of the three sent out last month, two had contacted us. He said filing a foreclosure is not a positive in the eyes of most communities. Dick said the only principal money we lost in the last 20 years that I have been around was one case that involved HUD and a reverse mortgage, otherwise we have recovered 100% of all principal. Dick said we are at an all-time low of in the amount of bad debt and that he did not object to having a written policy, but he objected to accelerating that fast and filing liens that early in the process. Jim said that as a board, we have an obligation to the other 277 owners to collect. Linda suggested that everyone think about if for the next month. Vaughn said he wanted to think it over. Don suggested that someone should be designated to talk to people that are delinquent in their dues. Vaughn moved that we table this until next month. Tammy seconded the motion. Motion carried.

Golf Committee Report: Carol said that she had sold four family memberships and one single and that she has had more interest in the golf course this winter than ever before. We had a committee meeting on January 9 and we will be getting something to Don for the newsletter about having a scramble on Thursday evenings for couples. She

said she had the 2021 golf stickers and golf tags with Linda's signature as president. She said those will go out in the March mailing; that she will be gone in February. Dick asked if the fees are going to remain the same. Carol said the non-resident fees are \$250 for a single, \$300 for a family and \$50 for grandparents. Jim moved that the fees remain the same. Dick seconded the motion. Motion carried.

Administrative Assistant Report: Linda had a question about owners selling their property while owing dues. It was discussed that is usually taken care of at closing.

Don reported one deed changes: On December 30, 2020, 7111 OPR No. 14 from Kathryn De Negri to Kevin and Mary Crable.

Architecture Committee Report: Tammy said she talked to Mr. Barber and he is going to fix his roof this spring, but one of the neighbors cannot afford to do hers. Linda said that one unit is already done. Dick said that our by-laws say where there are four or five units in the same building that they are to do it at the same time. Dick said it was a violation to let one unit do it, but we didn't let them do it, they just did it. He said they all need to do it whether they can afford it or not. Tammy said she would let her know. Tammy said she talked to the landlord of a unit at 7111 OPR that has a sliding door sitting up against his garage for months. That she has told him to move it and he has not. Nan Hesse gave me his number. He said a man is living there for free to fix it up. Dick said we should hire somebody to do it and bill him. Tammy said she would tell him if he doesn't have done by a certain date, we will hire someone to do it at his expense.

Landscape Report: Carol said that she had a concern from a resident about a tree on 74th street. Dan said that structurally he is not afraid of it, but than it has been beaten up.

Long Range Planning: Vaughn said he sent the information to everyone and wanted to go through it. He said under amenities there is suppose to be a second one that says fuller utilization of clubhouse and surrounding areas. Dick asked if he was going to consider capitol expenditures. Vaughn said yes. Dick said he would suggest adding another bullet point of prioritizing capital expenditure. Vaughn said that there is an issue with the water mains. Vaughn said we could do a sponsor a bench; that a resident could purchase a bench to be in memory of someone that died. He said he wanted to get a flyer out through the court captains and the newsletter and to meet with each court. Dick made a motion to approve the process set forth by Vaughn with the addition of the two bullet points. Jim seconded the motion. Vaughn said specifically those changes were fuller utilization of the clubhouse and surrounding areas. Dick said developing a priority for capital expenditures and in October it would be approval by the board and at the annual meeting. Motion carried.

Concrete: Jim said the plan is to do the concrete in three phases with each phase costing about \$130,000 starting in April. He said he would bring the plan to our next meeting. Dick said we need to decide which contractor and the priority.

Court Captains: Linda said she didn't have anything on court captains.

Social Committee. Tammy asked when does Wellington usually do the garage sales. Linda said the first weekend in June. Tammy said does Saturday, June 12 work, have the sales Thursday, Friday and Saturday with the pickup on Saturday. Dick said the social committee has about \$500 in the budget, but make sure we do not buy anymore signs. Linda asked what she could do without approval of the board like she asked Dan to put the gravel by the mail boxes. Dick said if the social committee wants to spend more money than budget, they should get approval. If it something like getting sand for each unit, that is a maintenance expense and Dan can do that. The maintenance of the commons is a \$50,000 budget that includes things like buying sand.

Web Site: Don said he had nothing to report.

By-Laws: Linda said she is just getting started and would send out an email this week.

Rentals: Tammy said she had some back and forth with people on the committee. One of the members is out of state and he does not Zoom. She said so far what she is seeing is that the rentals are no more of a problem than the owners. Do we need to have something separate for the rentals or do we just need to enforce the by-laws that we have? Tammy said she is getting a master list of the people that actually have rentals. Jim said we all have to follow the same rules. Linda said we could have rules on short term rentals like football weekends. Jim said check with the City on short term limits.

OLD BUSINESS:

Clubhouse: Don said he had someone wanting to rent the clubhouse in May and was keeping this on the agenda so when the COVID numbers start going down the Board can decide when to open it up.

NEW BUSINESS:

Newsletter topics: Linda said she sent an email to the court captains telling them to not feed the coyotes. Don said he had a lot of information about coyotes. Jim said to not park in driveways during snow storms because it impedes the snow plows. Dick said parking violations. Linda asked what should she say to Carl Engstrom about the lady that has two children living with her and their cars parked in the common area. Dick said she has two that live there and sometimes another one. Dick moved that unit 6 be authorized to have two guests parked there, but no more than two. Vaughn seconded the motion. Motion carried.

Dick moved that the board approve the committee list that Linda sent out to be put on the web site. Carol seconded. Motion carried.

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

Next Meeting: The February, 2020 Board meeting is scheduled for February 16, 2020 via zoom unless otherwise decided. Meeting adjourned at 8:43 p.m.