

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
June 21, 2022

Present: President Linda Siedhoff, Vice-president Carol Conway, Treasurer Jim Wharry and Vaughn Carter.

Approved absence: Secretary Jeanne Johnson, Lon Dyer and Nick Horvath

Staff: Don McIntyre, Administrative Assistant.

Guests: None

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the May 17, 2022 meeting minutes. Vaughn moved to accept the minutes and Carol seconded the motion. Motion carried.

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

Thank you to those that showed up for my welcoming party on 6/18. It was a pleasure meeting so many new faces. If you couldn't make it, I will hopefully continue to meet the rest of the wonderful people in this community. I appreciate the warm welcome and will continue to address any concerns you may have.

Campus continues to green up with all the rain but will most likely slow down a bit with the higher temps we are starting to see. This will allow us the opportunity to concentrate on string trimming, weed control and tree care (removal of suckers and dead branches).

Our load of early summer fertilizer showed up and will be put down in all areas of commons and golf course rough over the next week or two. This will be the last time we fertilize these areas until our fall application in September. June detail was as follows:

- Continued to trim and remove dead branches and suckers from campus trees.
- Sprayed for weeds in and around courtyards and parkways.
- TV installed and operational in clubhouse.
- Finished spreading mulch where needed around clubhouse, entrances and courtyards.

As always, please let me know of any concerns or repairs by filling out a work request form in the mailboxes in front of the clubhouse. It may not be immediate, but we will respond based on urgency and priority. Please remember that aside from keeping up with the commons and golf course, there are 277 homes that all need and require some sort of attention by our crew. We will get to you.

Resident's Comments: None

Committee Reports:

Treasurer's Report: (Sent in advance of meeting by Jim Wharry).

I have reviewed the financial statements as of May 31, 2022, copies are attached.

From operations, we had a net profit for the month in the amount of \$9,059, which gives us a profit year to date of \$32,395. The budgeted profit is \$15,097 so we are ahead by \$17,298 year to date. A large part of that excess over budget is the golf revenues of \$38,250 which \$7,056 more than budgeted. On the expense side, the building and grounds are \$15,955 less than budgeted due to reduced repairs and maintenance costs for the clubhouse and the shop and the reduced landscape improvement costs. The concrete costs are \$593 over budget which is due to the \$800 paid in this fiscal year for bench concrete pads, which was budgeted for last year. On the down side, our water bills of \$76,001 and the electric of \$10,440 together are \$8,149 higher than budgeted.

I am still waiting for the water bill to come in for this month.

The balance sheet is in good shape, with \$169,412 in current assets and \$68,064 in current liabilities. The current ratio (current assets to current liabilities) is 2.5 to 1.

The cash is at \$137,646 in the checking account and \$22,163 the reserve account, for a total of \$159,809. The A/R went up \$709 to \$13,998 and the Prepaid Dues are at \$27,241 netting out to \$13,243 Prepaid.

The bank loan is down to \$78,923, of which \$19,421 is current (payable within the next twelve months) and \$59,502 long term (amount payable beyond the next twelve months).

The lockbox fee for May was \$224.

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

Also- water dept wrote down the wastewater fee by \$428 on 7311 OPR bill.

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

Golf Committee Report: (Submitted in advance)

I have sold 2 new family and 2 new single memberships since the last board meeting. Along with several renewals. Barb is sending a list of non-resident members Monday evening. I will have an updated number of non-resident members by the meeting Tuesday evening.

Judy Dyer from the Golf Committee worked up an advertising form that we will use for soliciting advertising. I will attach it along with this report.

We had 2 days of golf lessons with Chad Geiger. Everyone involved were very pleased with the lessons. Chad is going to let me know when he will be available for further lessons.

The ladies league discussed having a refrigerator in the basement for keeping drinks cold while we are playing golf.

After discussion, Vaughn moved that the money received from the flag advertising be put in the clubhouse renovation fund. Carol said that the golf lessons went well and everyone seemed to really like them. Jim said he would check with Barb on paying with Venmo.

Administrative Assistant Report: (*Don reported the following deed change in advance*): On May 16, 2022, 7100 OPR No. 3 from John and Jackie Barker to Robert and Donna Lundberg.

Architecture Committee Report: None. Jim made a motion that Jeanne Johnson be appointed Architecture Chair. Vaughn seconded the motion. Motion carried.

Social Committee.

Social committee has completed the Welcome for Nick. Our next engagement will be the community garage sale in July. Anyone with any info or questions about the sales should let me know. Goodwill is coming at 4 PM on Saturday to pick up left-overs. I will get signs up and notices on mailboxes a week or so out. Happy sales!!

Landscape Report: (Submitted in Advance)

We had a Landscape Meeting on June 11th. We looked at 7111 Old Post Rd. After Nick's open house on Saturday, Nan Hessee sent me and Linda an email regarding this court. She added #8 and #9 to the list of addresses that need attention. Unfortunately, I know the resident in #9 has been an issue in the past about the water issue. After discussion Carol said she would write letters to Nos. 7 and 9 at 7221 South Street; 7101 South Street No. 8 and Nos. 2, 3, 8 and 9 at 7111 OPR giving them 30 days to clean up their premises or the association will hire someone to do it. Don said he would personally hand it to them or tape to their door and certify it to a copy of the letters.

Long Range Planning: (*Submitted in advance*)

Focus groups are scheduled for Saturday July 23, 1:00 PM – 2:30 PM
Tuesday July 26, 1:00 PM – 2:30 PM
Tuesday July 26, 7:00 PM – 8:30 PM

All focus groups will be held at the clubhouse

This will be posted in the newsletter, flyers at the mailboxes, and would like to have the court captains also distribute notices to their courts.

I am currently working with Dr. Zhenghong Tang, Program Director of the Community and Regional Planning Program at the University of Nebraska to provide student facilitators for the meetings. These facilitators will work with myself and the committee in designing the process to be employed at the meetings.

Concrete: (*Submitted in advance*) None. Jim said Donner is done. Linda said Jane Haire wants some repairs made.

Court Captains: (Submitted in advance) None

Web Site: (Submitted in advance) Need to change Board of directors, superintendent tab and work order to new architecture chair once appointed.

OLD BUSINESS: Linda moved that “No parking on the grass” be added to the by-laws. Motion was seconded by Jim. Motion carried. Linda said to add that to the renter use restrictions.

NEW BUSINESS: None

Newsletter topics: Picture of bench donated by Tammy Hanel, Picture of Thursday couple’s golf, garage sales and Hole in one by Don Bennett.

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

Meeting adjourned at 8:05 p.m.

Next Meeting: The July, 2022 Board meeting is scheduled for July 12, 2022 at the clubhouse.