

UNAPPROVED Board of Directors Meeting Minutes
VIA ZOOM VIDEO CONFERENCING
Wellington Greens Homeowners Association
March 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. Dick 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 as we open the door to one season, we close the door on another. The ground's staff are busy:

1. Removing gravel barrels,
2. Removing marking post for snow removal,
3. Gravel cleanup,
4. Replace and repair plow damage to turf,
5. Picking up branches from weather events, (on going)
6. Cutting back grass plants, shrubs,
7. Dormant seeding of areas. The courts addressed are 7101 South St., 7221 South St., 7300 South St., 7500 South St., Pembroke, 7544 OPR, 7200 OPR, two small spots on the golf course for a total of close to three acres,
8. Distributed 40 cubic yards of wood chips,
9. We will convert mower from winter duty (sidewalks) to mowing in a week or so, and
10. Aerate greens in next two to three weeks.

Concrete for the water break at 7410 OPR No. 16 was poured on March 9 and the barricades will be picked up Tuesday, March 16th. Damage to the shop gutters has been inspected and will be repaired at a cost of \$1,582. Snow pushed the gutter and downspout down. Two bridges on the golf course have been widened and put back for a cost of \$1,100. The new tractor might be here Friday, probably next week. The staff will resume picking up grass and leaf bags on April 1st. This will be paper bags only.

Carol said we should put the grass and leaf bag pickup in the newsletter. Jim asked about the tractor and Dan said we have had problems with factories being shut down and the trucking.

Resident's Comments: No residents were present, but discussion was had on a comment by a resident that parked one car in his drive and one in the common area. Dick said the driveway belongs to the association, so technically he has two vehicles

parked in the common area. Dick said he should either get permission or park one of the vehicles in his garage. Carol said that No 2 in her court parks two cars in her driveway. After discussion, Don was directed to write letters to those residents.

Committee Reports:

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

The Financials were straight forward. We show a loss for the month of February in the amount of \$13,974 and overall, we still show a year-to-date profit of \$1,500. On the Balance Sheet, the Cash went down \$12,389 to an ending balance of \$173,335. We paid several large bills this month, running down the list, our water bill was \$16,274, the SEP (Simplified Employee Pension Plan) contribution for the maintenance crew was \$8,500, the water main break cost us \$2,700, the repairs on the tractor were \$3,529 and of course we had to pay legal fees of \$1,290. The accounts receivables are down by \$723 and the deferred income (prepaid dues) are up by almost \$500.

If there are no questions, I'd like to propose we accept the financial statements as a fair representation of our financial position as of February 28, 2021 and the results of operations through February, 2021.

The Lockbox Agreement with Pinnacle Bank is in operation as of March 1. The last I heard from our accountant, Barb Geiger, she loves it and it is working fine so far.

The Pinnacle Bank has offered to make a loan to pay for part of the concrete work. The loan terms proposal was sent to everyone when I received it. If anyone didn't get it, let me know. If there are any questions, let me know ahead of time and I will ask Aaron Sundberg at the bank. If everyone is in agreement, as much as I hate to incur debt, I would propose we accept the terms as proposed and get the funds available to start the concrete work. Aaron Sundberg did mention he will need a copy of the board minutes, if approved, before the loan can be issued.

Linda asked if there were any prepayment penalties and Jim said no. Linda asked if the payment was based on five years or was there a balloon. Jim said it was based on five years and there is no balloon and we could pay it off at any time. Linda asked for a motion. Jim said he would make the motion that we take out the loan offered by the Pinnacle Bank. Dick seconded the motion. Jim said his only reservation was borrowing \$100,000, but it is the thing to do at this time. He said we have inspected work done by Donner and have no concerns with his work. Motion carried.

Dick and I will be discussing a collection policy with the finance committee next month. Discussion on collections was tabled.

Jim said that Barb said everything was going okay with the lock boxes. She said 136 payments went to the lock box and 49 went to the old address and half of the 49 were from the bill pay agreements with the banks where the address had not been changed.

Jim said he would like to add one thing to the financials, that if you look at the total accounts receivable with the total of the people that pay ahead, we are actually \$3,866 ahead in our accounts receivable. Jim made a motion to approve the financial report. Carol seconded the motion. Motion carried.

Golf Committee Report: Carol said that she had sold 17 new memberships. Carol said that the Wilderness Ridge course is now private and because of that, we have four new members and possibly five coming to our course. We may get more of those. She said we have a tentative golf committee meeting for March 21. Vaughn said the price of the golf membership does not come up for another year. Jim said at the beginning of our fiscal year.

Carol said she sent everyone Sam Sharpe's proposal to give golf lessons. She said one of the questions is do we charge him for using the course. Linda asked what he meant by non-members using the course will be paid for. Carol said that was a question to ask him. After discussion, it was decided that the golf committee will meet with him and any board members can attend also. Dick said his concern was when and how it is going to happen because it will disrupt the play of other golfers, and also, is he going to advertise if to non-members? Vaughn said we should put together our list of questions and have the meeting with him.

Administrative Assistant Report: Don reported two deed changes: On March 1, 2021, 7420 South St No. 16, Scott Brittenham to Angela and Eric McClelland, and on February 16, 2021, 7300 OPR No. 2, Christine Stephenson to Otter Bay Holdings, LLC

Long Range Planning: (Vaughn submitted the following via email)

VISION 2033 is a yearlong process being undertaken by the Wellington Greens HOA Board to develop a 10-year comprehensive plan that will serve as a blueprint to guide the association as we move forward into the future of Wellington Greens. In other words, what will Wellington Greens look like 10 years from now?

The mission of the project is to maintain & improve the Wellington Greens living experience for current & future residents while increasing the values of all Wellington Greens properties.

DIRECTIONS

SURVEY QUESTIONS

1. What is the one thing you love the most – your favorite thing - about Wellington Greens?
2. If you had a magic wand, what would be the one thing you would change about Wellington Greens?
3. The three major Wellington Greens amenities are our beautiful Golf Course, well maintained Commons Areas, and the Club House, (currently underutilized). What other amenities would you like to see at Wellington Greens that would add value to the Wellington Greens living experience, and/or contribute to your properties value?

4. In an effort to keep monthly fees down, the association also relies on other income sources, (I.E. Nonresident golf memberships, renting club house for events, etc.). What other avenues would you suggest the board & committees investigate to generate non dues revenue to the association?

Do you, or any members of your household, play golf? YES NO
Do you utilize the Wellington Greens golf course? YES NO
How often? _____

Do you, or any members of your household, work out on a regular basis? YES NO
Do you belong to a gym? YES NO

What other spare-time activities do you & members of your household regularly engage in, (I.E., shoot pool, tennis, gardening, crafts, etc.),

DEMOGRAPHIC INFORMATION

How many reside in your household?
Number living in your household ages 12 and under
Between 13 and 20
Between 21 and 64
65 and over

How many adults, (over 21) living in your household are employed or self-employed FULL TIME_____

PART TIME_____

RETIRED _____

What professions are represented in your household, (I.E. Education, Law, Finance, Medicine, Trades, etc.) be as specific or general as you want.

Do you have pets in your household, and if so, how many DOG(S)_____ CAT(S)_____ OTHER_____

PERSONAL INFORMATION, (Optional)

Your Name

Your address

Phone

Email

Vaughn asked if anyone had any questions? Dick said the first three questions about amenities, what if we want to offer praise or complain about services. Vaughn said from the long-range aspect we don't want to get into what is happening right now. We are asking how do you see Wellington Greens ten years from now. At this point we are just gathering the data. Dick asked are you sending to only the owners or to the renters. Vaughn said he would like to send to both. Dick said we should keep those separate because owners may have a different view than the renters. Vaughn said this will go out with the next newsletter and be returned to the court captains. Don mentioned that he had two \$25 gift certificates that could be given to the winners from a drawing of those surveys returned. Vaughn moved that we give two certificates to winners of a drawing from those surveys returned. Jim seconded the motion. Motion carried. Jim asked what do you expect to do with the information on professions. Vaughn said we are trying to determine what expertise we have within our community. Dick said say partially renovated clubhouse.

Concrete: (Jim submitted the following in advance) Dottie Shapiro and I made inspection tours of the references we were given for AJ Donner. We found the work looked satisfactory. In fact, Donner had done the concrete work where the water main was repaired and that looked good. Dan said the cost came in on estimate. As to the starting of the work, it will depend upon approval for the bank loan before we can sign any contract to start the work. If and when the loan is approved, we will get the contract signed and start as soon as Adam Donner determines the weather will allow him to start.

Jim said he could get the loan papers signed and Donner could start when he is ready. Dick said for the minutes, there was actually three phases and this loan would be for phase one which is approximately \$139,000.

Court Captains: Linda said she still needed a court captain for Canterbury South and have struggled with some so she will attempt to get someone because it looks like we are going to be needing them with the long range planning.

Architecture Committee Report: (Tammy emailed the follow in advance)

1. Bench prototype - will discuss!
2. Approval for 3-4ft high, white, metal fence Kimberly Court #16 (Angie McCullen)
3. Still have 37 homeowners who have not reached out to me on repairs needing done based on 2nd follow-up letter sent in the fall. Some may have completed & just didn't let me know? What is the next step? Contact each owner? Inspect properties again? Send another letter/email?

Tammy asked if everyone got the information on the bench prototype. Carol asked what site. Tammy said on OPR between Regency and Chatham. Dan said close to the public sidewalk so you would have a walkway, have a slab with the benches bolted down. Tammy said she thought we could have Donner use some of his extra concrete. Vaughn said we need to look at the idea of people sponsoring these. Jim asked how many. Tammy said at first two, but eventually a total of six benches at three sites. Jim moved that we do the prototype two benches for now. Vaughn seconded the motion. Motion carried.

Tammy said No. 2 was okay. But on No. 3, what has Steve done in the past. She has 37 homeowners out there that did not respond about the work that needs to be done. Dick said send out another letter in April giving them three months to get it done saying that if they don't do it, we can do it and bill them or we can take them to court.

Linda asked what did the new owners of No. 16 in Kimberly want. Tammy said a new fence on their patio. Dick said to have them make sure it is on the lot line because we have another one there that built outside the lot line on the common area. It is always good to get a drawing

Landscape Report: Carol said that all she had to report is that there would be a landscape committee meeting in March tentative scheduled for the 27th.

Social Committee. Tammy said she hoped to get a meeting set up next week.

Web Site: Don said he had nothing to report. Dick said we need to update the information on the sewer line and that he would update it. Linda asked if it told what buildings should do. Dick said he would add that.

By-Laws: Linda said the committee is meeting Thursday. Linda said she wanted to remind the landscape and architecture committee if they had anything they want on the by-laws to get it to her.

Rentals: Tammy submitted the following in writing:

1. 6 emails sent to owners asking about their unit & 11 letters sent. These are the units I haven't heard back on from court captains & the only way to contact them. Putting together a database for owner & renter information.
2. City of Lincoln is still in the discussion phase of gathering community input regarding the city ordinance for short-term rentals. Based on my research, HOAs can legally eliminate these types of rentals through our bylaws. Our attorney will need to advise.
3. Will rental action require a covenant change or bylaw update only?

Tammy said the people are really slow getting back. She said we have family members that own property, either the kids or the mom and dad live there. Linda said that we have a few landlords that are always the problem. Tammy said she thought that HOAs could eliminate short-term rentals with a change in the by-laws or covenants. Dick said our attorney will probably tell us that we need to change the covenants. Dick said we

changed the covenants once before in early 2000 and opened the clubhouse every weekend to get people to come in and sign a petition. He said we should wait to see what all we want to change.

OLD BUSINESS:

7111 OPR Parking. Linda said Don sent out information on parking signs. Dick suggested we buy a couple cheap signs and see if it works. Dan said he could install them. Vaughn made a motion that we install two signs. Dick seconded the motion and suggested that Dan work with Don. Motion carried.

How far does a car have to be moved? Linda said we will go over it in the by-laws and leave it as it is for now. Dick said it makes them prove that they run.

Clubhouse: Don said he had someone wanting to rent the clubhouse on March 27. Jim made a motion to approve the proposed clubhouse rental contract. Dick seconded the motion. Motion carried.

NEW BUSINESS:

Newsletter topics:

Carol sent information on golf leagues to Don
Vaughn will send something on the survey.
Jim will send something on the lockboxes
The crew will start picking up paper sacks of leaves and grass April 1

Linda said we will have the next meeting via Zoom because Vaughn will be in California and we will plan to have the May meeting at the clubhouse.

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

Meeting adjourned at 8:24 p.m.

Next Meeting: The March, 2021 Board meeting is scheduled for April 20, 2021 via zoom.