

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
October 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: Rick Littrell, 7221 South St. No 9.

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the September 21, 2021 meeting minutes. Jim moved to accept the minutes and Carol seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) The grounds staff trimmed six trees and removed five shrubs, satisfying both verbal and written work requests. We planted eleven trees in four courts with a good start in noise (70th Street) abatement. No Limits Tree Service will be working most of the week on selected removals and trimming. Mowing and cleanup will continue all fall as permitted. We checked out the snow removal equipment and shut off two water systems, not the golf course. Called Action Plumbing for an update on start date to repair watermain valve at 7101 South Street and waiting for them to get started. We will not be purchasing the turbine blower as production has stopped because of pandemic issues. Dan said the watermain valve can be costly if it cannot be rebuilt from the top.

Resident's Comments: Rick Littrell asked if the new bylaws limiting signage applied to holiday décor and he was told it did not.

Committee Reports:

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

I have reviewed the financial statements as of September 30, copies attached. On the balance sheet our cash went up by \$11,146 to \$115,223. We had an operating profit \$10,638 for the month, which accounts for most of the increase in cash. The year-to-date income statement shows a loss of \$105,060, which is \$55,827 more than budgeted. The main difference is the amount spent on concrete at \$75,101 over the budgeted expense and the amount received from Green Fees Revenues which is \$22,605 more than we projected.

The accounts receivable went up a little and the liabilities went down which was offset by the non-cash depreciation expense of almost \$5,000.

The lockbox fee for September was \$195.

I would ask that the financial statements be approved as presented.

Sometime in the next week or so, we need to go to the bank and open a separate savings account or a money market account to deposit our Capital Reserve funds. Whoever we have as check signers need to be signed up and authorized to have access to the account.

Carol moved to accept the treasurer's report. Vaughn seconded the motion. Motion carried. Jim said the new tractor is paid for. Jim said he would set up a time to go to the bank to sign papers for the reserve account.

Golf Committee Report: (Submitted in advance) Since the last board meeting, I have sold just 1 new family membership. I have the total at 169 for non-resident memberships.

Dan had the porta-potties taken away as they cost around \$80 each per month. I suggest that in the future we leave at least one up on the course maybe through the end of October as I have had a report of a resident urinating in full sight on the golf course. I don't feel that we should have to leave one up longer than that.

Carol said that a resident was seen urinating by No. 7 green and that is the reason for requesting that we keep at least one porta-potty through October. Carol suggested that we raise the golf youth fees to \$75. Linda moved that we do so and Vaughn seconded the motion. Motion carried.

Administrative Assistant Report: (*Don reported the following deed changes in advance*):

10-4-21 - 7200 OPR # 4 Norma Pappas to Avon Vandewege.

9-30-21 - 7541 OPR #16 Mary Norton (Brooks) to Tammy Hanel and Ryan Porter

9-14-21 - 7500 South St #12 Renee Faden (Ott Trust) to RTTKJ, LLC

Architecture Committee Report: Dick said we should bring in professional help on color codes. Replacement windows and court colors were discussed and Linda said she would write Carl Engstrom and she would also ask him why he has one car in the common parking lot. Discussion was had about 7200 Old Post Road No. 9 and Dick moved that we send Mr. Ernst a letter telling him that he should remove the wingwall because it was never approved and if he sells his unit before removing the wingwall, that it be disclosed to the buyer that it has to be removed. Jim seconded the motion and motion carried. Vaughn asked Tammy if anyone from Warwick received permission to replace their roof and Tammy said no. She said she would talk to Jane Haire. Dick said we should consider sending thank notes to property owners who had long-standing deficiencies, but have now corrected them. For example, he said he would send a note to the Ott family at 7500 South St #12 for the work and improvements they have done to their property.

Social Committee.

Landscape Report: (Submitted in Advance) We all agreed to leave the tree behind #21 at San Simeon. But Dan made a good point. This lady has a unit along the golf

course. She wants to watch the golf course and can't because of this tree. I know this is a healthy tree but I wonder if we should make an exception. The Maple tree behind No. 21 at San Simeon was discussed and it was decided to not take the tree down.

Long Range Planning: *(Submitted in advance)* So far, the Grounds & Maintenance Superintendent position has been posted to the following

Wellington Greens Shop

Wellington Greens Club house.

NGCSA: The Nebraska Golf Course Superintendents Association

This will be posted to their website

Posted in their news letter

It will also be posted to all of their social media

The posting will also be sent via email to all of their members individually.

Nebraska Turfgrass Association.

Posted to their website

Posted in their newsletter

Linda suggested that it be posted with the City Parks And Rec Department and that Vaughn could go on their web site.

Concrete: *(Submitted in advance)* The last of the concrete work has been completed. Adam Donner had the benches secured to the pads and the bill, \$800 has been paid. The benches look great. Tammy asked about repairs to the concrete and Jim said some would be made this fall and across the street would be made in the spring. That it is under warranty.

Court Captains: *(Submitted in advance)* The court captains met at the clubhouse on October 7. Thirteen courts were represented. Captains were encouraged to update their court directories and to check on neighbors. A change in covenants for rentals was talked about and would be brought up at the annual meeting. Bylaws were handed out to all the court captains for their courts including Use Restrictions for renters.

Dave Fries brought up paint codes and how they do not match. Elizabeth Sorenson (Brier Glynn) works at Sherwin Williams and said that all paint codes should be eliminated and a paint chip brought in. I will get with her for further information.

Captains asked that they at least get a response when submitting a work request. We plan to do that. Linda said that we need a court captain at Canterbury West.

Web Site: Don said he talked to Mary Ann Stallings with Bridge to Better Living and after discussion the board said it was okay to put something on the website about her organization.

OLD BUSINESS:

Driving on the grass. Discussion was had about vehicles driving on the grass to move items, etc. and Don was directed to put in the newsletter that residents should ask the Maintenance Superintendent for permission and know that if they cause damage that they are responsible for it.

Annual Meeting. Don was asked to get gift certificates in total amount of \$100 for a drawing. Dick said we should remind the court captains to get the votes out, have residents submit their proxies if they are not attending. He said he would put something on the website about the Annual Meeting. Linda said we would be discussing the by-law changes pertaining to rentals.

NEW BUSINESS:

Newsletter topics:

Remind residents that the HOA dues went up and have them change the amount automatically paid by their bank.

Let residents know that Dan is retiring April 1st.

Picture of new benches.

Mr. Littrell commended the Board on raising the dues; that they are still lower than other HOAs

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

Meeting adjourned at 8:25 p.m.

Next Meeting: The November, 2021 Board meeting is scheduled for November 16, 2021 at the clubhouse.