

**APPROVED Board of Directors Meeting Minutes**  
**VIA ZOOM VIDEO CONFERENCING**  
**Wellington Greens Homeowners Association**  
**April 20, 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

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to the March 16, 2021 meeting minutes. Jim moved to accept the minutes and Dick seconded the motion. Motion carried.

**Grounds Superintendent's Report:** (Written report submitted prior to meeting) Dan said Spring has Sprung! Well, for a while! Warm – Cold cycles make the flowering trees awesome, but difficult to germinate grass. I am sure our weather will find a harmonious rhythm and make our campus as beautiful as ever. We have completed our initial mowing rotation. Not all of the grounds were mowed due to moisture, slopes and seeded areas. Thirty cubic yards of stained mulch was distributed to signage, entrance and other island plantings. No tractor yet! We are still waiting for one of the attachments to get shipped. We are still gathering information about the sewer line at Devonshire. We are working with options and contractors on repairing the wall at 2331 S. 74<sup>th</sup>. After discussion Dick moved to go ahead with the contractor Victor Jimenez. Carol seconded the motion. Dan said he would be more comfortable if he talked to the lady to find out for sure who did the work. Dick said he tabled the motion.

Tammy asked if there was a limit on the amount that would require two or three bids. Dick said he would have the finance committee look into. Linda said it is not a bad idea if we are doing something out of the ordinary, but if it is normal repairs, then it is not necessary. Dick said he would take it up with the finance committee.

Linda asked Dan what is the best way to communicate, email, text or calling. Dan said texting. Linda said she would like to see five or six work orders in the box so we have a paper trail.

**Resident's Comments:** Dottie said she had no comments.

**Committee Reports:**

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

The lock box is up and running. The first month we had 209 residents who sent their payment to the lock box. Barb Geiger said she thought that pretty good for the first month.

Dick and I met with Ryan Glock of Inspro Insurance. The policy has not changed basically, the fee is up about 5% from \$20,217 to \$21,255. We have been paying it in quarterly installments. Terrorism coverage was included in the new policy, which we declined upon recommendation of Ryan. Lincoln is just not an area that terrorists would target. Considering how they define terrorism; I would agree with Ryan. The term of the policy is May 1, 2021 to May 1, 2022.

The financial statements are attached showing the results of operations for six months through March 31 and the associated statement of position.

On the income side, we have a year-to-date profit of \$36,552 and \$24,245 ahead on the budgeted profit. The lion's share of this is from the March Greens Fees received of \$27,751 which is \$26,200 more than we budgeted. Without those additional green's fees, we would be about \$2,000 over budget.

On the balance sheet you'll see our cash went up \$83,958. Our receivable went down by \$4,714, the balances due add up to \$17,361 and the prepaid dues total \$26,810, which means we end up with a net negative receivable balance of around \$9,400. We took in \$100,000 from the bank loan part of which is shown as a current liability portion of the Long-Term Debt, (payable within the next year) in the amount of \$16,925, the balance is a long-term liability in the amount of \$83,075. These two numbers will be changing each month going forward as we make payments each month. Also, we made out a check for \$61,647 in anticipation of receiving the new John Deere Tractor last month. We are still waiting as of Thursday 4/15. It is shown on the Balance Sheet as a prepaid asset in the current asset section. When it comes in, it will be shown as equipment.

Dick and I will be meeting with the finance committee on Friday, the 23<sup>rd</sup>. We will be reviewing the last six months of operations, reviewing our lock box operation so far, and working on a collection policy. The bank reconciliation looks good. If anyone has any questions, let me know.

Jim said we are still holding the check for the tractor. We will be meeting with the finance committee on Friday.

Linda asked what the insurance covers. Jim said it covers the property, clubhouse, and maintenance building, liability, fire and damage. Dick said he would send out the premium summary, but that workman's comp was the largest number. Vaughn said we should check to see if the HOA association we belong to offers insurance coverage.

Carol moved to approve the finance report. Linda seconded. Motion carried.

**Golf Committee Report: (Submitted in advance)**

Since the last board meeting, I have sold 17 new family memberships and 6 new single memberships. My count is now 131 non-resident memberships. In my annual meeting report for 2020, I reported that we had 134 memberships. So, we are on track to beating that number in 2021.

I haven't received an agreement from Sam D Sharpe yet. He did email me Sunday afternoon that he was waiting on a few questions from his insurance agent to make sure everything was covered in case of an accident during a lesson or clinic. As soon as he clarifies that, he will get an agreement over to me. I will share it with the board before signing anything. Do we need to check with our insurance about the same matter?

Carol said she was amending her report, it is 18 new family memberships and we have 133 total non-resident memberships. Carol said she refused a couple of membership to a couple of guys that caused she and Dan trouble.

**Administrative Assistant Report:** (Submitted in advance) On April 20, 2021, 7200 OPR No. 9, from Elwood Yoder to Gary and Dona Ernst, and On March 16, 7540 South St., Kimberly Beyke to Charlene and Edward Gorynski.

**Architecture Committee Report:** (Submitted in advance)

1. Changing walk about to late March, early April with completion of repairs by September 1. This gives plenty of time to find & schedule a contractor without the excuse of "It was winter so couldn't get the work done." 1st letter will go out in early September after review to those not done, giving 30 days to complete work by early October, then 2<sup>nd</sup> letter if still not completed. (This year we will only review properties who received a 3<sup>rd</sup> letter based on 2020 architecture inspections who haven't repaired within 90 days of the 3<sup>rd</sup> letter or who haven't communicated where things are at with repairs. Approximate date for review 7/1/21). Down from 37 to 19!

2. Working on a new form that makes it easier, quicker, & more user friendly when reviewing properties. Hope to have it work from a phone or tablet, eliminating the use of papers flying everywhere.

3. Requests approved:

**7500 South #18** Mary Thach - We are noticing some wood rotting near our chimney and our front post, so we are going to have Delmer Dormer, our handyman, do the repair work. He is going to replace any rotting wood and paint anything that is chipping. I will look up the paint codes on the website for him. Told Mary as long as nothing was changed & needing approval, she was good to go! 4/12/21

**7101 South #2** Joanne & Vic Murray - We are purchasing new windows and I believe we need to get approval from the architect committee, or is that only if we are changing the style or color? We are replacing the windows with the same casement-style window. The outside of the window will be the light gray color that matches the current unit's color. I believe the finished look will be similar to unit #11 in Sunbury Court. Can you please advise us if we need to do anything else? Told them as long as nothing changed the appearance from the outside, they were good to go, but if that changed to get approval. 4/12/21

**2331 S 74<sup>th</sup> #36** Jim & Lucy Clark – repairing roof & moving ac to ground, new windows (no change to appearance). 4/14/21

4. Thoughts from board? Regency Court 7200 OPR #9- Gary & Dona Ernst – major remodel...want to cut into brick making back windows that face the golf course bigger (3 sections, 30 inches each). This would be similar to Hoistad's at the other end. Want to add a small kitchen window to east side of house. Want to build a section of a brick wall from corner of house similar to the walls that divide courtyards.

5. Thoughts from the board? Kimberly Court 7420 South #7 - Dave Fries wants to put a retractable awning over ½ the lower patio area. It would attach to the deck above. It would be 12' wide (same as the deck above) & extend out to 8-10'.

6. Question: Kimberly Court 7420 South #24...Was the black fence approved by the architecture or landscape committee? All fences in that court are white. This is an end unit and faces South Street. Steve thinks this was a board decision. I spoke with the daughter who is a teenager, and she said her mom got approval. Told her to have her mom call me. Hopefully, I will have an update by our meeting tomorrow.

7. Email was sent to Carl Engstrom for not getting approval of the windows he put in but asking for approval after the fact. These types of situations need to be addressed or more homeowners will do the same. We follow and enforce the bylaws or we don't?

8. The initial dark brown benches I tried to order were sold out. The next color was a dark grey, and they only had one. I ended up ordering the natural wood tone bench. They are supposed to be here Monday 4/26.

Tammy said she had a couple of questions for the Board. After discussion was had about windows at 7200 OPR No. 9 Tammy said she would get a blue print showing exactly what they want. It was brought up that they want a brick fence in the front. Dick said have them provide a drawing.

Tammy said 7420 South St. No. 7 wants to put a retractable awning. Linda said have them give you a picture. Dick said it should not extend beyond their lot line.

Discussion was had on the windows that Carl Engstrom put in. Linda said you can buy a paint at Sherman Williams to cover vinyl and Tammy said she would tell him to do that.

The fence at 7420 South Street No. 24 was discussed and Don will look in the minutes to see if he can find an approval. The Board decided that in the future, it is absolutely necessary to get printed request with pictures and put everything in writing.

**Landscape Report:** (Submitted in Advance) I have nothing to report on Landscape. Except to ask if we need further discussion on new plantings outside patios.....in the commons area. My thought on this is that right next to someone's house is their property because it's within 4 feet of their roofline. However, outside someone's patio is going to be further than 4 feet from the roofline. The 4-foot rule was what I was told after we moved here.

**Long Range Planning:** Vaughn said he is in the process of going through the survey data. He said there were 99 total surveys returned.

**Concrete:** (Submitted in advance)

I signed the concrete contract with AJ Donner for the \$138 thousand. He originally planned on starting the third week of April but has indicated he will get going on the work the week of the 26<sup>th</sup>. His original estimate showed he would be done by mid-

June, but starting a week late, he may go past that time. If we thought it was difficult to get to this point, wait until they start work.

Adam Donner said in his email, he has already picked up notice forms to pass out in the areas where they will be working and would start passing them out next week, the week of the 19<sup>th</sup>.

In the past week there has been discussion about cost sharing for concrete driveway work and owners' responsibility vs the associations. There has been talk about not paying for concrete within 2 to 4 feet of the owners' garage or roofline, which if so, should be somehow codified in our bylaws or covenants. In the past year or so, there has been at least one driveway replaced, all the way to the garage, and paid for by the association. Somehow this should all be boiled down policy and published for everyone to know where we stand on it.

Also, as to any cost sharing, that should be budgeted in the numbers at the beginning of the year. We are going to have pay off the concrete loan over the next five years at \$1,855 per month, or \$22,265 per year. On the second page of this report, I have attached what we had talked about before. It is tentative because it was never decided how much who would pay and because, of course, it has to be approved by the board.

Jim said he talked to Donner and he will put the concrete down for the park benches.

Discussion was had on having the home owners pay for the four feet from their garage entrance and cost sharing. The contract with Donner has been signed so no changes can be made at this time. Dick said that is our policy now that the owner can replace their drive at their cost or wait until the Association replaces it.

**Court Captains:** Linda said she didn't have anything.

**Social Committee.** Tammy said she didn't have anything.

**Web Site:** Don said he had nothing to report except that the web site was up to date.

**By-Laws:** Linda said she sent the proposed by-laws around and asked if anyone had any questions. Carol said do we really want to change the number of board members to seven. Linda said the committee recommended that so we could break a tie and have one more person to do some of the work that the Board does.

**Rentals:** Linda said Tammy sent the proposed by-laws changes for renters to the Board if anyone has any questions.

## **OLD BUSINESS:**

**7111 OPR Parking.** Linda said she talked to Nan Hesse and she said the signs are good, but she said that the people are still parking there and they say as long as they do not park between the signs, they are okay. Linda said to just call the police. Dick said

he had not seen anyone parked there and that if anyone wants to call him or Steve Imes, that they would go talk to anyone parked there at least one time and tell them the rules. Linda said she would tell them.

**NEW BUSINESS:**

**Newsletter topics:**

Lock box information.

Carol said she did not have information on golf lessons

Monday Women's league start is 5 p.m.

Concrete repair

Get approval before making any changes

Garage Sales

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

Meeting adjourned at 8:29 p.m.

**Next Meeting:** The May, 2021 Board meeting is scheduled for May 18, 2021 at the clubhouse.