

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
August 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: Elizabeth Sorensen, 7300 South St. No. 8, Paul Canny, Wellington Court and (later) Phyllis Mueller.

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the July 20, 2021 meeting minutes. Dick moved to accept the minutes and Carol seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting)
Dan said mid-August brings several anticipated changes. East High Marching Band music in the mornings and, oh yeah, Husker Football and cooler, wetter weather. Our grounds are in pretty good shape considering soil moisture conditions. The Wellington Greens grounds staff have been busy not only with the usual weekly tasks, but also some updates, rebuilds and replacements. We replaced five low voltage light post; three at 7100 OPR, one at 7300 South Street and one at 7500 South Street. We ordered three wood sign posts, court signs, hangman style. J Cas Masonry completed the wingwall column rebuild at 2331 S. 74th. We cleaned out the main flow under through the golf course. We repaired another (minor) water break on the golf course. We trimmed several large trees and that was done in house. We planted a donated white oak and painted four aborts at the Canterbury's. We have started fall fertilizing and will aerate the greens in the next few weeks.

Linda asked Dan if he looked at the drainage at Michealla, 7300 South St. No. 9. Dan said he will test it to see where it drains out.

Resident's Comments: Paul said he had numerous people approach him as to paint codes; some from his court and two other courts. He said the court across from him had three brown garage doors and one green one. After discussion, Don was instructed to put a reminder in the newsletter that residents should call Tammy before they do any painting.

Elizabeth Sorensen said she was there to observe.

Committee Reports:

Treasurer's Report: (Sent in advance of meeting by Jim Wharry).
I have reviewed the financial statements as of July 31, copies attached. On the balance sheet our cash went down \$3,194 from \$116,957 to 113,763. That was due to

an operating loss of \$9,973 for July which is actually better than the budgeted loss of \$11,271. The loss was partially offset by the decrease in receivables by \$104, non-cash expense of depreciation in the amount of \$4,848 and an increase in liabilities of \$1,807. The Long-Term Debt, the bank loan decreased by \$1,535, the total of which is now \$94, 519.

On the income and expense, we had \$5,091 in repairs, \$4,775 in Seed/Fertilizer/Chemicals, and \$5,815 in our quarterly general insurance. The lockbox fee for July was \$196.

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

For the Budget, the revised budget is attached and submitted for approval.

The Reserve Policy was circulated for comments, suggestions and/or corrections but none were received. I would ask for approval if it is okay.

Linda moved to accept the budget for the year 2021-2022. Jim said he raised the employee salary budget five percent. There was further discussion and Dick moved that the motion to accept the budget along with the \$15 increase in monthly dues be accepted. Jim said he seconded the motion. Motion carried.

Jim said the reserve fund will have an automatic transfer and any use of those funds would have to be approved by the Board. He said we should call it the Capitol Improvement Fund. He said Barb said there would be no accounting problem. Linda moved that the Capitol Improvement Fund be approved. Dick said he did have some objection. He said putting money in reserve is asking for money in advance and he said there should be a limit on the amount that goes into this fund. Jim said there would be a reserve study. Dick said if you have the money, you will spend it. After further discussion Dick moved to set up the Capitol Improvement Fund allocating \$10 per resident per month and do a reserve study and that it is for 2021 – 2022. Carol seconded the motion and the motion carried.

Jim said that there were three payrolls this month. Vaughn moved to accept the treasurer's report. Carol seconded the motion. Motion carried.

Golf Committee Report: *(Submitted in advance) Since last board meeting, I have sold 1 new single membership, 1 new single membership with a grandparent pass added to that and 2 single renewals. I have one family membership pending. With the pending memberships, I have the total at 165 for non-resident memberships.*

I forgot to mention last month that I start prorating the non-resident memberships in July.

Carol said she wanted to amend her report; that she sold the pending family membership and we are at 165 non-members. Carol asked Dan about the umbrella and Dan said he had picked it up off the grass two or three times, so he put it inside; that it did not leave enough head room. Dan said we should get a four-legged EZ up canopy.

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

On July 20, 2021, 2331 S. 74th Street, No. 34, from Alexi Petrov to Sonia Craghead - 175k, and

on July 20, 2021, 7221 OPR No. 4, from Andrew and Erin Owens to Shacks, LLC - 165k, and

On July 28, 2021, 7221 OPR No. 3, from Scott and Ashley Fedor to Kali and Micaela Klassen, 170k

Architecture Committee Report: *(Submitted in advance)*

The 2nd bench has been delivered! Will hopefully get it put together this weekend & have Donner attach to pads next week!

Properties are slowly getting their repairs done. I've been in communication with most everyone & will start my next round of follow-through contacts this month.

Linda said she thought we should get our own carpenter to look at the roofs at 7221 OPR Nos. 11, 12 and 13. There was discussion and Linda will ask a roofer to look at it to see if we can get a free estimate.

Landscape Report: *(Submitted in Advance) I have 55 letters set to go out. The Landscape Committee is going to sit down this weekend and hand-write something personal on the letters.*

Last year I sent out 60 letters. There were some units that had made great progress and others that made no progress at all. There were also some new units added this year.

The current letters state that if the problem isn't taken care of by next season, the Board may hire it done and bill the owner.

Linda had a comment from Jane Haire last month about the mowing behind her unit. Jane requested that some trees be trimmed to let some air back there so the ground could dry out. Dan believes that a couple of those trees need to be taken out. We need to have some discussion about that.

Carol said she had 55 letters ready to go out. She said that Susan Schatz said she has water grass in her front. Dan said that is on her property and it has to be treated before June 21. Carol asked Dan what we should do about the trees behind Warwick. Dan said the mostly dead Pin Oak and the Maple should come out and that would have to be done commercially. Dick said we should do it after October so it comes out of next year's budget. Carol said to put it on next month's agenda. Dan said there is a trash basket on each tee box.

Long Range Planning: Vaughn said he emailed two documents on hiring a new superintendent. There was discussion and Dan was asked if 30 days of on-the-job training was enough and Dan replied that if Ryan and Erick are here to help, 30 days would be enough. There was further discussion and it was decided to start the process 30 days earlier and post the position at \$50,000 to \$80,000.

Vaughn said he was going to push the focus groups out until fall or winter.

Concrete: *(Submitted in advance) The last bill for the concrete was paid in August, \$2,304. The only outstanding bill will be for \$800 which should be submitted after the benches are installed.*

Jim said there were two issues at Warwick where the concrete is stained with hydraulic fluid and there are a couple of cracks and they are supposed to come back and fix those. Linda said 7311 No. 28 complained of sand and dirt in front of her place. Jim said he would look at it.

Court Captains: Linda said she had nothing on court captains.

Social Committee. *(Submitted in advance) Barb Casey would like to head up a Food Bank Drive as a social event. We're thinking in September!*

Web Site: Don was asked if he received email from the board via the web site and he said he had not. Don and Dick will check with the web designer.

By-Laws: Linda said the by-laws are done. There was discussion and it was decided to have 50 hard copies printed and put it in the newsletter that the residents can get it from the web site or request a hard copy and also ask the court captains to see if anyone in their court wants a hard copy. We can email the new by-laws to all owners and residents receiving the newsletters electronically.

Rentals: Linda said we should bring this up at the annual meeting to see if the residents want to change our covenants on rentals.

OLD BUSINESS: None.

NEW BUSINESS:

Recycling/garbage: There was discussion on the recycling company being sold and the new one not picking up glass and it was decided to let the residents take care of who they use for recycling on their own.

Linda said there was a green pickup at Kimberly that needed a tow notice and Don was instructed to put one on it.

Newsletter topics:

Dick said he would write something about the by-laws.

Phyllis Mueller said that there was too much noise to play pitch at the same time that they were playing Mahjong and that the pitch players had decided to start at 4:30 and play until 6:30 and the Mahjong players could start at 7:00 p.m. She asked Don to put that in the newsletter.

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

Meeting adjourned at 8:25 p.m.

Next Meeting: The September, 2021 Board meeting is scheduled for September 21, 2021 at the clubhouse.