

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
July 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: Michealla Kirk Grey, 7300 South St. No. 9

Linda said that as to the bylaws, 14, 15 and 16 are okay and we tabled 10 and 13.

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the June 15, 2021 meeting minutes. Jim moved to accept the minutes and Vaughn seconded the motion. Motion carried.

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

Dan said it feels as though summer has come to the party a bit early this year. Temperature extremes are showing in both the turf and trees. We are also seeing winter damage as plants go into stressful situations. The next couple of weeks will determine if pruning out dead tissues or removal is needed. Sixteen stumps were ground out and soil to grade and seeded. 45 trees were planted and mulched. The greens were aerated. J Cas Masonry will work on the Canterbury wingwall in the next 2 to 3 weeks; it will be rebuilt with best brick match. An employee was injured, he walked into a piece of equipment and had four stitches in his ankle. The Ash tree at Canterbury South walkway is being removed Monday. The clubhouse and shop air conditioners checked out okay. Dan said the only other thing other than what I submitted is that we have painted four arbors. Linda asked if there was a water leak between the third green and the fourth tee box? Dan said yes, started yesterday.

Resident's Comments: Michealla said she would wait until it came up on the agenda.

Committee Reports:

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

I have reviewed the financial statements as of June 30, copies attached for everyone, a few things to point out. Our cash position \$116,957 is down \$99,442 due mainly of paying for the concrete of \$93,412. We still owe a little less than \$4,200 for the concrete in Ramsgate and the benches, which still have to be set in concrete.

The accounts receivables stand at \$17,461 up by \$1,499 from May and the two prepaid dues accounts went down by \$1,568 to \$19,336.

On the Income Statement, we are showing a loss of \$95,279 which is \$52,986 over budget. Almost all of it is from the \$78,597 over budget on the concrete. Luckily it is

offset by the Greens Fees Revenue being over budget by \$19,868. Overall everything seems relative normal with the exception of being over budget for the costs of Repairs and Maintenance, Landscape Improvement and the water bill. We are also showing an interest expense which is due the loan for the concrete work.

Anybody have any questions, let me know. I will ask for approval of the financials at the meeting.

The finance committee met on July 13 to review the nine-month statement of position and results of operations. The minutes of that meeting are being forwarded along with this report. The committee is recommending an increase in dues of \$15 per month per unit. The rationale and the justification are in the meeting report. It will be up to the board to decide what the dues for the next year will be.

Jim said the year-to-date loss was caused by the concrete expenditures which were not budgeted, but it was offset a lot by the extra green fees. He said all the concrete is done except \$4,000. Jim moved that the finance report be approved. Vaughn seconded it. Motion carried.

Jim said the finance committee is recommended the dues be raised \$15; they have not been raised in four years and the cost of living has gone up 11% and if we take 11%, that would be \$176 and we are recommending \$175. Linda asked if this had to be approved by the members? Dick said no, the Board has to notify the members by September 1st, so it needs to be approved by the Board at the August meeting. Dick asked what the increase was to be used for? Jim said he would like to see \$10 go into reserves and we could do the next stage of concrete work in five years. Linda asked if we could raise it more. Vaughn asked when it goes into effect and Jim said October 1st. Dick said he had more questions about the reserve. Dick said before the next meeting we should have some rules about the reserves.

Golf Committee Report: (Submitted in advance) I sold 5 family memberships since the last board meeting. My count of non-resident memberships is now at 159.

The first ever couples scramble was held on June 24th and was a huge success. There were 8 couples in attendance. We plan to do this once a month during the summer. The next one is Thursday July 22nd.

I did speak to Jordan Yurth about his golf tournament last month. He agreed to the new fees.....\$50 to close the course and \$20 per participant.

The new picnic table is in place. I have had several remarks that it looks nice.....much better than the old one. Now I've had several people suggest that we buy an umbrella. If we do, we would have to take the umbrella inside after each time it is used.

A member of the golf committee has asked me if we can get trash baskets on every hole.

Carol said she wanted to amend her report; that she sold six more family memberships which brings our total up to 160. Carol asked if everyone had seen the new picnic

table? She said an umbrella had been recommended and that it would have to be brought in each time after use. She also said a member of the golf committee asked if we could have a trash can on every hole. Dan said he would look into the cost and let her know the price.

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

7/9/21, 7200 OPR No. 2, Jeanie McBride to Ronald and Cynthia Veys, and

7/6/21, 2331 S 74th No. 43, Brandon and Beth Wiebelhaus to Cindy Treffer.

Architecture Committee Report: *(Submitted in advance)*

Contact has been made with all homeowners who received letters last fall. We need to discuss how patient the board is willing to be before repairs are complete. Several homeowners received multiple letters & have had a year to complete the work. Each situation is different, but all say they are in process of completing repairs with a final review by the end of August.

Received email saying the 2nd bench is expected to ship in August now. I will set up a time with Donner to drill holes & place benches on concrete pads once the 2nd bench has arrived. I have 5 people interested in adopting a bench. Looks like we need to find 2 more locations for 4 new benches!

Tammy said that she has made progress and has talked to everyone that were sent letters and they all say they are going to do the work, just different reasons for not getting it done.

Tammy asked if anyone knew if the beams at the Canterburies were load bearing and it was discussed that they were probably not as some were rotting and some had been removed. That they were aesthetic and should not be changed. Dick said there are 44 units and they are all the same.

Tammy said one question was a tier system for HOA dues. Carol said it would be an accounting nightmare. Dick said it is in the covenants and everyone has to pay equally for maintenance of the common areas.

Tammy asked about the roof issue. Linda said it is not really our issue, it is not common area. Dick said it is an issue for us on the flat roofs when one unit builds theirs higher. Dan said they were originally designed with the center units higher so it would drain off the end units. Dick said he would write something for the newsletter.

Tammy asked if residents could pay their HOA dues online. It was discussed that they can do it now with their bank.

Tammy said we have five people wanting to adopt benches.

Dick asked about the roof at Briar Glynn Nos. 5 through 8. Linda said they all agreed to do the roof, but have not agreed on who will do the roof.

Linda said that Kimberly wanted to change paint colors. Dick said all Kimberly buildings were designed to be identical and should remain so unless two-thirds of the owners reach agreement on new paint codes and the board approves the plan.

Linda said No. 3 in Briar Glynn said he would never paint his garage door. After discussion Don was told to write a letter saying what the rules are and that he needs to follow the rules and paint his garage door the same as the others.

Landscape Report: (Submitted in Advance) *I received an email from the resident at 7300 South St #4. This is another person who has been a realtor and worked with HOAs. An ash tree was cut down outside his living room window and he indicated that the tree was taken down with no consideration to the residents living next to it.*

My reply was that we did not make the decision overnight. It was conveyed to all residents for several years. I stressed the importance of attending the annual meetings and reading the newsletters.

He also wanted to know why, after 9 months, he still had a patch of dirt outside his window. My reply was that the stump had just been ground a couple of weeks before his email. Grass seed was planted almost immediately but then the weather was suddenly 104 degrees. It is impossible to grow grass at this time of year so I asked him to please be patient. Grass seed will be planted there in the fall. I also suggested that he keep an eye out for the free trees from NRD next spring.

The landscape committee started the walk around on Saturday July 17th. We were only looking at the properties that received letters last year. There were a few that were huge improvements but most showed no progress at all. When we finish, new letters will be written. A few other properties were identified as problems during that time.

While we were doing our inspection, we spoke with the resident at 2331 S 74th #40. She lives next to the huge ash tree that was removed. She wanted the ground there to be leveled but we told her that wasn't a good idea. The sidewalk by her neighbors residences is much higher than her unit so it would be very difficult to level that. I told her that grass would be planted there in the fall.

She also has an area behind her unit where she is trying to remove the plants. She has spoken to the grounds crew and they wanted to spray. But she says she is a cancer survivor and won't allow them to spray.

She also complained that part of her brick wall has lighter colored mortar than the rest. We told her the rest had aged and she wanted the mortar to be stained or something to match the rest. We told her to fill out a work request.

Last month I reported that 7100 Old Post Rd #10 had oil stains on the sidewalk. I called Mrs. Woody and told her that we would pay half but not to exceed \$300. I had trouble getting her to understand that. I have not heard from her again.

Long Range Planning: Vaughn said he was in the process of forming focus groups of the courts and combining some courts to find out what the residents want from the Board and also what the Board wants from the focus groups. Linda asked when they would start and Vaughn said August and September. Dick asked what are some of the main issues they are focusing on. Vaughn said the Clubhouse was probably No. 1. He said there is a lot of interest in a swimming pool, but there is no way we could put in a pool. Discussion was had and Vaughn said he would talk to someone about the pool at

Carriage Glen. Vaughn said there is interest in Pickle Ball and that could be played on the tennis court at Carriage Glen. Also, some interest in a garden spot where residents could pay to have a garden spot. Vaughn said he will use the court captains to set these focus groups up.

Concrete: *(Submitted in advance) As of Friday, July 16th AJ Donner has completed replacing all the concrete scheduled for phase one. The only thing not completed as of today is the installation of the park benches on the pads that were poured. As far as I know, that work will be scheduled by Tammy and James Gregg from AJ Donner.*

Again, I would like to thank everyone for the patience and tolerance for any inconvenience this work may have caused.

Jim said the concrete was completed except for the benches. He said there were a couple of cracks to repair and an oil stain to clean up. He said we should put something in the newsletter thanking the residents for their patience while the work was going on.

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

Social Committee. *(Submitted in advance) New pictures on the website of various social happenings in WG. It's great to see people having a good time with their neighbors! Didn't meet last month but plan to this month.*

Tammy said they took some pictures and Don put them on the web site. Tammy said the Social Committee need some money in the 2021-22 budget. After discussion, Dick suggested we raise it to \$500.

Web Site: Don said he had nothing. There was some discussion about some residents saying they sent an email through the website and it was not responded to. Dick said let's all send Don an email through the website and see if he gets it.

By-Laws: Linda said as to No. 10 she is okay with staying with six. Vaughn said he agreed. Dick said he would write something for No. 13 and get to everyone. Vaughn moved the bylaws be approved as stated. Dick seconded the motion. Motion carried.

Rentals: Linda said she did attend the rental webinar that the HOA Association had and it was really good. She said there is no way we can change anything like percentages of rentals without changing the covenants. Tammy asked what the Board thought about one person or a few people buying up the properties and having numerous rentals? Dick said there is nothing we can do about that except enforce our rules on the landlords. Tammy said she is speculating that someone may take advantage of elderly people getting them to sell their property cheap and turning them into rentals.

OLD BUSINESS: Jim said he had a paper copy of our insurance.

NEW BUSINESS:

Vacuum for clubhouse and cleaning fees: Don said that Adie was going to clean the clubhouse once a month for two hours and charge us \$90. She also was going to put a lock on one of the downstairs closets to keep her vacuum in and would give Dan a key.

Parking at Cromwell court: Linda said she talked to Diana and she put air in her tires, but they are down again and that she would talk to her. She said also Denise Witherby in No. 7 has two vehicles and one license expired in February and one in June and the court captain said they have not been moved in the last year and maybe two years. Vaughn moved that we put a three-day tow notice on them. Motion seconded by Linda. Motion carried. Dick said he will send an email to Denise Witherby and let's give them 10 days.

Briar Glynn No. 9. Linda said she and Tammy talked to her and she has water in her basement. Dan said he put in an underground pipe system that runs all the way from the back of Kimberly court to South Street. Dan said she should have no issue with two sump pumps, they go right into the underground pipe system. Dan said he would take a look at it.

Newsletter topics:

Two holes in one by Greg Stahlnecker.

Jim said we should have a plaque with names of people that get a hole in one.
No dog poop in resident's grass bags and no dog poop in the roll off at the clubhouse.
Dick will write an article about the four-foot rule and the rule about garbage cans left outside.

Linda asked Don to write a letter for her to send to the garbage companies to not have the large trucks come into the courts, to only use pickups. Carol said to send to the recycling places, too.

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

Meeting adjourned at 8:40 p.m.

Next Meeting: The August, 2021 Board meeting is scheduled for August 17, 2021 at the clubhouse.