

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
June 15, 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: Chris Stephenson, Dottie Shapiro and Rick Littrell

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the May 18, 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 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. Forty-five trees were planted and mulched. The greens were aerated. J Cas Masonry will work on the Canterbury wingwall in the next two to three weeks; it will be taken down and rebuilt with best possible brick match. The Ash tree at Canterbury South walkway is being removed Monday. The clubhouse and shop air conditioners checked out okay.

A female resident complained to the municipal office about water on South Street sidewalk. My conversation with the representative satisfied them.

A female resident complained to the municipal office for excess noise. I invited the representative of the health office to inspect any and all equipment at any time. Weeks or so later, the health department surprised us with an inspection. They were very satisfied and went on to say Wellington Greens has good equipment. These complaints were filed May 14th and 19th.

Jim asked Dan to explain the last two items in his report. Dan said the first complaint was about the water on South Street which is on the City's sidewalk; it is at a place where the underground water table is high and there is nothing we can do about it. The second one was a complaint that our tractors had no mufflers and made too much noise. I invited them to make a surprise visit at any time and they did and said that we had very good equipment. Linda asked how much the wingwall was going to cost. Dan said \$1,800.

Resident's Comments: Chris Stephenson said she had some questions about the by-laws and would wait until that came up on the agenda. Dottie said she is just visiting. Rick said he would wait.

Committee Reports:

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

I have reviewed the financial statements as of May 31, copies attached for everyone, a few things to point out. On the income side, are up by \$16,368 and on the expense side, down by \$7,419. That is after paying the first billing on the concrete of \$43,003, the quarterly installment of \$5,253 on our insurance policy and spending \$17,960 on seed/fertilizer/chemicals. For the month we spent \$96,330 and took in \$48,041 for a net loss of \$48,288. Year to date we still have a net profit of \$3,127, a budgeted loss of \$5,823, which would show we are \$8,949 ahead of the budget. That will not last long.

So far this month we have written two more progress payment checks for the concrete in the amounts of \$20,020 and \$34,876. That leaves us with about \$36,303 on the contract. It should be a little more than that because it does not include what we'll spend for the concrete pads to set the benches on, still waiting for the estimate on that. With the total cost of the concrete project we still have another \$95,716 to run through the income statement which will all show up as a loss for the year. That expense is being financed by our obtaining the loan and the original concrete budget of \$65,800. The difference not spent on concrete repair will go to service the debt for the concrete repair.

On the balance sheet, the new tractor was delivered so the check was given to the dealer and was cashed on the 2nd of June. The tractor is now shown as an asset in Maintenance Equipment under Property and Equipment. We ended May with \$216,399 in the bank. Our receivables are at \$15,962 which is \$927 down from the end of April.

We are having an audit for General Liability and Workers Compensation tomorrow, 6/16. Barb has already assembled all the information needed for the auditor.

We have nothing to report for the finance committee at this time. We have a meeting next month to review the nine months and set up the budget for next year, 21-22.

Jim said our income was up \$16,000 and our expenses were down \$7,400. Jim said the John Deere tractor check was cashed. Chris Stephenson asked if they used rebar on the concrete and Jim said they did not except where it adjoined existing concrete. Jim said they should be done by the end of the month. Jim moved that the finance report be approved. Vaughn seconded it. Motion carried. Linda asked if Velda had been replaced on the finance committee and Jim said she had not. Don was asked to go through the survey to look for someone with finance or teaching backgrounds.

Jim said he emailed the collection policy to all board members and moved the collection policy be approved. Carol seconded. Motion carried.

Dick said that the lock box cost less than \$200 last month.

Golf Committee Report: (Submitted in advance) Since the last board meeting, I have sold 4 family memberships and 1 single. By my count, we have 154 non-residents members.

Resident, Jordan Yurth, had a golf tournament here Saturday. After this event, the course was beat up pretty badly. My husband Jim went out after and was picking up beer cans left all over the place....including one in a sand box. Many tees did not have the divots filled with sand. There were numerous ball marks on the greens that were not fixed. I plan to have a conversation with Mr. Yurth about this. This is not acceptable. He plans to have another tournament in September.

I am running into some road blocks for the picnic table. I asked for a quote on the hexagon table that will include freight. The weight is 250 lbs. so I asked for the power lift service to be included in the quote. This means that the driver will lift the package down to the ground. Unfortunately, the lead time for this product is 24 weeks. So I don't know if we want to continue down this path or not. The total quote is \$1,238.55 with tax and shipping costs.

The 2nd option was the brown square table. But they did not find any shipping options to Lincoln NE.

Carol said she sold four family and one single. She said a resident had a golf tournament and the course looked bad and he wants to have another one in September. Carol said we should tell him that he cannot or charge \$20 per person extra. Dan said he got a call and a text and that they played past the time allotted. Dan said he was sure the guy was making money with the tournament. Linda said we should charge a \$50 fee for a tournament and \$20 per person. Dan said they should not be allowed to play past the allotted time; that we need to protect our member play time. Carol asked Don to put in the newsletter to not play without your golf tag.

Carol said the hexagon table will take 24 weeks to get and the total quote was \$1,238. Linda said to check with the Amish furniture store in Greenwood called Yoders.

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

6/11/21, 7111 OPR No. 16 Elaine Dusenberry to Lisa Hayes

5/21/21, 7311 OPR No. 17 Dale Baker to Kyle and Brittanie Lehman

5/21/21, 7100 OPR No. 6 Teresa Pohlen to Michael and Bernardine Eckelkamp

Architecture Committee Report: (Submitted in advance)

Please see plans & map for 7300 OPR #6 patio below...

After placing a reminder notice (attached) along with the original review form per address on 17 doors, we're down to 11 homeowners who have not communicated where things are with their repairs or who are choosing to not complete by 7/1/21. I will go back through & contact those I heard from months ago to see if work is complete based on prior communication. I will also reach out to those final 11 to see what's up.

BENCHES: Donner gave us a bid of \$400 per concrete pad which includes everything, even installing the benches.

Approvals:

2331 S. 74th #42 *Cindy Lander – new asphalt shingles for all 4 units. 5/27/21*

7221 OPR #7 *Tessa Warner – new asphalt shingles for her unit only without all 4 units completing at the same time. 6/11/21*

7300 OPR No. 6 Enclosed front porch. After discussion, Tammy moved that it be approved. Seconded by Jim. Motion carried.

Tammy moved to approved \$800 for the concrete for the bench pads. Carol seconded it and the motion carried.

Landscape Report: (Submitted in Advance) I received a call from Elizabeth Woody at 7100 Old Post Rd #10. One of our mowers had a leak and dripped oil on her sidewalk. Eric tried to get the oil out but was unsuccessful. Mrs. Woody said she has an estimate to resurface the sidewalk and that is \$600. She said she just had it resurfaced last year. I spoke with Eric about it and he doesn't think it's been resurfaced recently.

This concrete does need to be resurfaced.....but not just for the oil stains. There are places where the concrete is badly broken up. If we take any part of this cost, I would recommend that it only be half. The oil stains are maybe on half the sidewalk.

During my walk Monday I saw that the poplar in Canterbury on Old Post is in the process of coming down.

Dan has planted the trees he got from NRD. They are scattered around the campus.

After discussion Carol moved to pay \$300 towards resurfacing the sidewalk at 7100 OPR No. 10. Vaughn seconded and motion carried.

Long Range Planning: Vaughn said his committee met two Saturdays ago. He said he wanted to make a pie chart of the requests from the survey. He said the requests included: clubhouse, pool, golf, pickleball and dues too high. He said he wants to start focus groups court by court or two or three together at a time. He said he wants to find out what information does the board want and what information do we give out. Carol said it should be pointed out what happens to the golf course if it is not maintained; that it reverts back to the city. Fees of other HOA were discussed.

Concrete: *(Submitted in advance)* As of Friday, June 11th AJ Donner has completed replacing concrete in 16 separate areas. There is one ready to pour and one in Wellington ready to start tearing out on Monday after the garage sale has ended. There is the second part of Warwick to finish after the first part cures for a week and four more to start on, one in Canterbury E, one in Regency and two in Ramsgate. So far, they have billed \$97,898.56 which we have paid.

So far, we have avoided any disasters, and only complaints which have been addressed to everyone's satisfaction.

The anticipated completion dates will be the end of the month.

Jim said the concrete contractors completed Wellington court today and that we have four more courts to do; they should be done by the end of the month.

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

Social Committee. *(Submitted in advance)*

1. Garage Sales were a success! However, a couple of addresses were missed when picking up items for donations. They are scheduled for pick-up this week.

2. Looking to have a meeting this month to start planning an event in the fall, a concert possibly.

Tammy said the Goodwill will be picking up the items that they missed and the weight will be added to our total. Carol said Wi-Fi in the clubhouse would increase rentals.

Web Site: Don said he had nothing.

By-Laws: Linda said she will go through the by-laws by the numbers: 1. She was asked why wait 90 days? 2. Okay. 3. Dottie said put in caps "without permission". 4. Tammy said to add "new" to the beginning. Vaughn said to have them sign a contract to put it back to grass when sold. Linda said to add "without board approval". 5. Okay. 6. Mr. Littrell said he is the one with the propane tanks and that they are safe and he can build something to hide them. Jim said some HOA wont even allow propane tanks for grills. Dick said no fire pits are allowed. 7, 8 and 9 are okay. We will come back to 10. 11. Okay. 12. Dick said this has to do with teenagers parking at Gramercy. 13. Linda said this has to do with landscaping and mowing. Carol said for the sides, not the front and back. 14, 15 and 16, Linda said taking out. 17, 18, 19 and 20 Okay. Cross out 21. The remaining are okay.

(At the July 20, 2021 the following clarification was made to the discussion on the by-laws changes: 14, 15 and 16 are okay and 10 and 13 are tabled.)

Linda said increasing the number of board of directors from six to seven so there would be a tie breaker and more people to do the work. Jim said he agreed with Dick and that the more people on a board, the more time it takes to do anything. Chris Stephenson said she didn't see the need. Linda said it is the old board versus the new board and that the old board didn't go along with new ideas. Dottie said to judge ideas on merit and discussion. Chris said you have to respect the people around the table. Linda said we will table it. Tammy said why did they start with six in the first place. Carol said to elect two each year.

Linda said we approve all except No. 7. Nos. 4, 11 and 21 are removed. Add "without approval of the board" to No. 6. Linda moved No. 10 be tabled until next month. Dick said he seconded the motion to table. Motion carried.

OLD BUSINESS:

Fence at No. 24 Kimberly court: Linda said she preferred the black fence. Discussion was had and Dick moved to table this until next month. Linda seconded the motion and motion carried.

Jim said he was putting new concrete in his driveway and paying for it himself.

NEW BUSINESS:

Newsletter topics:

Lock box address correction.

Golf rules and paying for guests.

Some new by-laws approved and new green book coming

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

Meeting adjourned at 9:05 p.m.

Next Meeting: The July, 2021 Board meeting is scheduled for July 15, 2021 at the clubhouse.