

**APPROVED Board of Directors Meeting Minutes**  
**Wellington Greens Homeowners Association**  
**May 18, 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: Phyllis Mueller and Cindy Scharton

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to the April 20, 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)*  
*Dan said things to count on at Wellington Greens in the spring are grass growing an inch a day, Maple whirly birds and cotton from the Cottonwoods and all are in good form this spring so far! In our mowing rotation, daily, during the week, we detail the same area as is equal to just over 55 single dwelling units. This average amount of mowing in concert with the golf course keeps our mowers very busy. We have sprayed weeds in the parkways. Sixteen stumps were ground out. They will be cleaned up, soil to grade and seeded. Four donated trees were planted and mulched. Ryan and Eric made our spring application of preemergent and white grub control. We are waiting for a written bid and certificate of insurance from our contractor for work on the wing wall at 2331 S. 74<sup>th</sup>.*

Linda asked if anyone had anything to ask about Dan's report. Dick said he would like Dan to explain to the board what the amount of work the crew does in April and May and how many employees he has then and how many he has now. Dan said the mowing is harder because the grass is wet and there is a lot of hand work to do, trimming. It is all done by myself, Ryan and Eric and one part timer and we have two college students starting, on Friday and one Monday and another one later and after that we can do more line trimming. We try to mow once a week and some places more often. We do extra work on the golf course to get more people playing and grow revenue. We put down a combo product that is both a crab grass control and white grub worm control. That we can do in one trip. Tammy asked if the fertilizer was good for pets and Dan said yes. Jim said it is not good for the new concrete and Dan said the crew is avoiding the new concrete. Dick said the line trimming will pick up as the new people come on. Tammy asked why there are two guys in the trucks in the morning picking up the leaves bag. Dan said because a lot of times they are very heavy. A lot of times there are rocks and soil and sometimes there are multiple bags.

**Resident's Comments:** Cindy Scharton said they need new shingles; that her son owns one of the units and someone else owns the other two units. She asked if she

could replace them with asphalt. After discussion she was told she could use asphalt and she should get bids and approach the owner of the other two units to see if he will agree. Brandon Webbelhaus is the other owner and he rents them and may be getting one ready to sell. Cindy said she had a complaint about the big tree in their courtyard with dead branches. Discussion was had and Cindy was told that it is on the list to be removed and the board will let her know when that happens. Phyliss Mueller said she wanted to paint her garage door and would try to match her neighbor and the Board said that was okay.

## **Committee Reports:**

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

*For the lockbox, last month we had 214 residents who sent their payment to the lock box and it cost us \$197.85 for April. Barb compiled a list of those who are still sending the remittances to the old PO Box. We should start calling them to remind them. Possibly some of those just need to tell their banks where to send the checks. She has also made a list of those with credit balances who have not sent in payments since the lock box was set up. Barb has also proposed reducing her monthly fees by 25% going forward from these financial statements.*

*The results of operations this month yielded a net cash flow of \$8,791 which gave us \$265,084 cash, up from \$256,293 at the end of March. Plus, we still have the uncashed check for the tractor in the amount of \$61,647. Our receivables total \$16,889. The prepaid accounts total \$23,285, the net is a prepaid of \$6,395.*

*We had a couple of high dollar expenditures for the month as shown below.*

- Donner Construction - \$2,182 for repair at 7420 OPR*
- Water bill of \$16,192*
- Installment loan deducted for \$1,855, of which \$1,431 went against the principal and \$424 was interest. We did get an amortization schedule from the bank for the loan.*

*The year-to-date results of operations shows we are about \$47,213 ahead, a large portion of which is due to the Greens Fee Revenues. So far, we are over \$10,000 ahead of what we expected for the entire year. As to expenses, those will catch up with us in the next couple of months when we start paying for the concrete and some of the other seasonal maintenance expenses such as the seed, fertilizer and chemicals.*

*If there are no questions on the financials, I would ask for approval of the April statements.*

*We had a finance committee meeting in April and sent copies of the minutes of that meeting to everyone. I would like to ask for approval of the collection policy that came from that meeting. There was a question as to why we would wait for so long to pursue legal action, hopefully we answered that question to everyone's satisfaction. I believe*

*everyone received a copy of those emails. What we came up with was our considered opinion and if there are still concerns or questions, we should probably address them to avoid prolonging the issue. As to the letters, there is an issue that should be addressed in one of those letters regarding the loss of some of the HOA privileges for accounts 90 days in arrears when the proposed by-laws are approved.*

Linda asked if they had found anyone to replace Velda on the finance committee. Discussion was had and Vaughn is going to look at the survey results to see if anyone has any finance background and get that information to Jim.

Jim said last month we had 209 residents pay using the lock box and we had 214 this month. Jim said that Barb was reducing her fee from \$1,330 to \$1,000 per month and that covers the lock box fee. Jim moved that the reduction to \$1,000 be approved. Vaughn seconded the motion. Motion carried. Jim said he wrote checks to Donner in the amount of \$2,182 and \$43,002.74 for partial payment. Jim moved the finance report be approved. Linda seconded the motion. Motion carried.

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

Jim said he sent everyone the collection policy. Linda asked why we are waiting a year. Jim said attorney fees and that we are pursuing collection before that.

Linda said she had a question about the \$5,000, No. 6 in your finance committee report. After discussion Dick moved that any check over \$5,000 should be signed by someone other than the check writer. Carol seconded the motion and the motion carried.

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

*Since the last board meeting, I have sold 7 family memberships and 3 singles. I have a couple of single memberships pending but don't count those until we have the money in hand. By my count, we have 146 non-residents members but I know some people have renewed recently and I don't yet have those numbers from Barb. We are getting close to 150.*

*I forwarded the email from Sam D Sharpe about not being able to get started on the golf lessons. I am disappointed as I believe this would have been a great addition to the amenities here.*

*I have posted the league schedule at the clubhouse and have also given Don a copy to put in the newsletter.*

*Last month I did not get a chance to talk about the advertising on the flags on the course. I don't know if this is something the board wants to consider to bring in revenue.*

Carol said she wanted to add that she turned \$1,650 to Dan tonight and our non-resident membership is close to 150. Carol asked if we should consider advertising on the flags. Dick moved that the golf committee pursue the advertising on the flag. Carol seconded the motion and motion carried.

**Administrative Assistant Report:** Don said he nothing to report.

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

- 1. 7200 OPR #9 - Board Approval for windows.*
- 2. Down to 17 owners who received 3rd letter who haven't completed work or communicated where things are at in the process. Planning to deliver a copy of their review form with a reminder letter this week.*
- 3. Received an email from Amy Larson in San Simeon asking if the board could delay repair work due to increasing material costs for renovations. I was expecting this and anticipate she won't be the only one to ask.*
- 4. Situation with benches! One bench has been put together & has been sitting in our courtyard for a few weeks. The other bench arrived 6 days after scheduled delivery looking like it went through a bandsaw! The company is taking care of it, but now the bench is on backorder until July. On a good note, Greg and I inspected the bench, and surprisingly only a few end parts are destroyed. He thinks he can just cut those off and still end up with a bench although it may look a bit off balance. Anyhow, we'll see how that turns out and will just have to wait until July for the other one to show up. We would like to offer some sort of memorial with a plaque either on the bench or concrete to help pay for them. Could start promoting this in the next newsletter. What's a good price for the memorial?*

Tammy said her third nasty letter is down to 17 owners that have not done anything nor contacted her. She said she is going to deliver the letter to their houses. Tammy said the cost of remodeling is going through the roof and one owner asked about delays, but she is not on the list. Discussion was had and it was a moot point since she is not on the list.

Jim said he talked to Donner and he will work with you on the concrete for the benches; that Tammy should meet with him and tell him where the benches go. Discussion was had on the cost of a memorial for the benches and Jim moved that the benches be installed and the memorial be \$400. Vaughn seconded. Motion carried.

Dick said the window at 7200 OPR No. 9 is now approved via email and it is not like anything else in the court. Tammy said she talked to Mr. Ernst and he said he said since he got Board approval he ordered the window, but he would see what he could do. Dick moved to accept 7200 OPR No. 9 windows. Carol seconded. Motion carried. (It was later reported that the owner was able to change the size of the windows to match adjoining units 10 and 11).

Linda said back to Kimberly Court. The black fence is nicer than the white fences, but we can't have the black fence with the other fences being white. Dick said the minutes say we did not approve the fence; we approved the deck. Discussion was had and Don was instructed to write the owner a letter telling them to move the fence because it was not approved. Dick seconded the motion. Motion carried.

**Landscape Report:** *(Submitted in Advance) We haven't organized another walk around yet. I am waiting for the weather to be a little nicer but not hot.*

*We had two residents pick up free trees on Arbor Day (2 serviceberry and 1 red oak per Dan's suggestions). I had a profusion crab tree planted behind our house to replace the red bud that we lost last year.*

*Dan told me he purchased 50 seedling trees from NRD for \$50. They are a mixture of serviceberry and blue spruce.*

*I have had a resident comment that they are concerned about the lack of trimming being done. I said that would get better with the summer help. The resident asked why two people have to drive around and pick up sticks and bags. One person could be doing trimming. (This was covered in Grounds Superintendent Report).*

*We need to discuss the retaining wall at 7200 OPR #9. Since I didn't hear anything from any board member except for Dick, I told the owner it was his responsibility. Dick has done some research with former owners which said that the original landscaping extended into the common area. Therefore, he agrees that it is the current owners' responsibility.*

*I sent around a proposal from my neighbor, Bill Rice at 7300 OPR #14, who wants to plant a Japanese maple tree at the corner of his house and extend the garden border around it. I sent Bill an email asking if they would be OK with just the tree with a mulch ring around it. I said we were trying to eliminate extended garden borders into the commons area. The following is his response to me:*

*The landscaping that we are proposing is intended to enhance the northwest corner of our unit; we are not interested in adding a tree to the green space, but to have it be part of our overall landscaping plan. This west corner of our unit is also a bit of a challenge for the mowing crew — the grass doesn't grow well and, as currently shaped, it is an awkward space for the mowers to come into. We actually think that this revision would be easier for the mowing crew to deal with.*

*We don't quite understand how a tree placed off the corner — mulched but not surrounded by a brick edging — would accomplish what we are hoping for. We look forward to hearing the Board's decision. Thank you for your help with this.*

*So, they are not interested in just planting the tree which would make it more difficult for the mowers. I'm inclined to approve this request.*

*I also sent out a request about the silver poplar in Canterbury. Dan thinks it needs to be removed and I got approval from only Dick and Jim. Dan has also had questions from residents about why the huge ash tree in Canterbury East has not come down yet. We could probably save some money if we took both down at the same time.*

*Also, I want it in the board minutes about the ash trees in Carriage Glen. They have many ash trees there. If they ever want to remove those trees, they would have to access them through Wellington Greens property. Dan says the last time they came through this property for tree work, they tore up the turf and didn't pay to fix it. If they want to access the trees, we would need something in writing that says they would repair any damage made to Wellington Greens property.*

Carol said Dan purchased 50 trees from NRD. Carol said we need to discuss the retaining wall at 7200 OPR No. 9. Dick did some research on it appears it is in the same spot as originally. Carol said she told him it was his responsibility.

Carol said her neighbor, Bill Rice at 7300 OPR No. 14 wants to plant a Japanese maple at the corner of his house. Dick moved that we accept Bill Rice's request. Carol seconded the motion. Motion carried.

I had a request to put in an herb garden in the commons area and I denied it.

**Long Range Planning:** Vaughn said the next step is to put in how many times different things came in. Linda asked if they were on schedule and Vaughn said almost. Vaughn said we need three meetings to find out what we want to accomplish at those meetings. One of the things that really came out was community garden. Also ping pong table for the clubhouse. The clubhouse is high on the list. Pickle ball, also. Some want a bar at the clubhouse and one wanted an alcohol-free golf course.

Dick asked Tammy to look into why there is a blue tarp at 2331 S 74<sup>th</sup>. Dick said they can put a down spout in.

**Concrete:** (Submitted in advance) *Work has begun on replacing concrete. They have started in San Simeon court, Briar Glynn and Sunbury. As of last Saturday, they have completed laying concrete in six sections, four in San Simeon and two in Sunbury and one in Briar Glynn. There is still some work in San Simeon and they have cut the two sections in Kimberly court. I did have one question for Adam as there is one section in San Simeon for which there is no picture in his brochure. I will attach a copy of the work sheet showing which sections have been completed.*

*Mary Thach, 7500 South #18 has requested some concrete work done on her driveway. This is not on the scheduled work. Dan told me about this as he received a work request to have 'cement, patched, or recalked' per the request. Dan also told me this is the driveway is/was heated. The fact that it has a heater under the concrete will cause problems with the concrete will make it more susceptible to cracking. Repairing/replacing this might be bit more than what we normally would do and might fall under the owner's responsibility because of the heater configuration. I would suggest that if they want it fixed, it should be at their cost.*

Jim said Donner is doing his thing. Dick said he has a question about the driveway with heaters. Dan said there is only one. They put in a work order to caulk it. Dan said he think it will continue to peel away because of the heater. After discussion it was decided that it would be at their cost.

**Court Captains:** Linda said she emailed the minutes from two court captain's meeting; that almost all court captains were there.

**Social Committee.** Carol asked who put the banners out? Linda said they could put up their own streamers.

Vaughn, on the welcome wagon idea, asked if we could get gift certificates donated. Linda said we can do that once we get the new by-laws. Linda said we encourage them to go to the web site, but if they do not; we need to get them one hard copy of the by-laws.

**Web Site:** Dick said he updated the sewer repairs.

**By-Laws:** Linda said she handed out the proposed by-laws and asked if anyone had any questions. Carol said she had questions about No. 13, the four feet. Tammy said it cuts down on question about where can I plant. Dick said he was fine with No. 1; that we cannot enforce everything, but we can not let them vote or play golf. Dick said No. 9, just say it replaces the 3<sup>rd</sup> paragraph of Article X and No. 12 replaces the 4th paragraph or Article X. Dick said there is a typo in No. 9, there is an "l" in front of residence.

Dick said he would like to hear the by-laws committee reasoning for seven board members. Linda said with six members we would never have a tie breaker and one more member would one more to help. Jim said he had a question about No. 6. Linda said according to the fire inspector this was okay. There was discussion about only allowing propane tanks for grills. Dick said No. 21 change rational to rationale. Discussion was had about taking that one out. Linda said she will make changes and get to Don to put on the website.

**Rentals:** Linda said that the rental by-law changes were handed out. She said she added that renters will receive golf rules and section X, use restrictions. Dick said we should ask an attorney about the short-term leasing.

## **OLD BUSINESS:**

**Work orders:** Linda asked if the work order was on the web site? Don said no. Linda asked to put it on.

**Parking request by Mr. Littrell:** Don read Mr. Littrell's letter to the Board and after discussion his request was denied. Don was directed to write Mr. Littrell a letter denying permission because it would set a bad precedent. Linda asked about the car with a flat tire in Cromwell. It was stated that it is still there and the tire is still flat. Don was asked to give her a 72-hour notice.

## **NEW BUSINESS:**

### **Newsletter topics:**

Lock box.

League play dates and times.

Aldersgate Church Festival. Don explained that the church was having a festival and was inviting our residents. Discussion had. Linda moved that we put something in the newsletter. Vaughn seconded. Motion carried.

Park bench memorials.

Garage Sales

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

Meeting adjourned at 9:11 p.m.

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