

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
September 21, 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: Julie Johnson, 7100 OPR No. 1

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the August 17, 2021 meeting minutes. Dick moved to accept the minutes and Jim seconded the motion. Motion carried.

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

Dan said our campus is looking tough as both turf and trees battle the current conditions. The grass is dealing with fungus and many trees have leaf spot, rust with dropping of leaves to lessen transpiration requirements. If anyone knows a "rain dance" please do it. We have aerated the greens. We have had several day clean up of branches from a storm event. Our crew removed two trees, a crab and a white pine and trimmed four trees in Warwick court and one in Canterbury. The four inch cast water main at 7101 South Street needs a shutoff valve and before the meter is replaced or rebuilt we need to expose it. City plumbers will aid in rebuild if possible. Also, the City may decide to replace the meter to update this water service. That will increase the cost of this project. This valve is needed to shut off service to 7101 South Street (Sunbury) in case of emergency (break). This court has a history of breaks. Dan requested the board to purchase a blower to aid in leaf cleanup, storm debris, greens aeration and snow removal. It will expedite daily maintenance with less labor and more worker friendly for older employees. The cost is around \$9,400 and requested this at this time instead of the purchase of a new truck.

After discussion, Carol moved that we purchase the blower and Dick seconded the motion. Motion carried.

Dick did a rain dance with a rain stick for Dan.

Resident's Comments: Julie Johnson said she had numerous people stopping at her residence and dropping off packages because they think her address is the address for everyone on OPR. She requested a change to the signage to indicate units 1 through 21. Linda told her the board would discuss it and get back to her.

Committee Reports:

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

I have reviewed the financial statements as of August 31, copies attached. On the balance sheet our cash went down \$9,685 to \$104,078. We had an operating loss of \$10,456 for the month, added back a decrease in net receivables of \$1,461 and depreciation of \$4,976 and paid off \$5,668 in liabilities. The Loan balance was reduced by \$1,530 to a total of \$92,968, that is \$18,842 short-term or due within the next 12 months and \$74,126 long-term, the balance of the loan.

On the operating statement, our loss of \$10,456 was \$1,718 more than our budgeted loss for the month. We paid \$2,300 for the concrete and our water bill was a little higher than normal, plus we had a \$2,100 plumbing bill. Year to date, we have a loss of \$115,208, about \$53,000 more than budgeted. Most of that is for the concrete repairs.

The lockbox fee for July was \$200.

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

Last month we decided to put the reserve money aside each month, in a separate account. The bank will allow us to set up a separate saving or money market account, and transfer a set amount to the account each month. We set the amount and the time. There is no charge and the accounts pay interest, not much, but it's better than nothing. A savings account will pay .1% on everything and the money market account is tiered starting at .05% up to 25K and .1% from 25 to 50K and will continue up to .25% over 250K.

Carol moved to accept the treasurer's report. Dick seconded the motion. Motion carried.

Golf Committee Report: (Submitted in advance)

Since last board meeting, I have sold 1 renewal single membership and 2 new family. I have the total at 168 for non-resident memberships. There has been quite a bit of interest through the website.... now that we have that email fixed. Some are deferring to next year.

We need to decide soon how much the non-resident fees are going up. I've had several complaints/comments about that. Some people think that the residents who don't play golf are supporting the non-resident members....which of course is not true. But it is time for those fees to go up.

I have a request from Tammy's brother who wants to have a company event here. We need to discuss fees. I am not going to close the course for 12-14 people so there won't need to be the \$50 fee.

After discussion Carol moved that non-resident golf membership fees be raised as follows: Family to \$350, single to \$300, grandparent and youth to \$75 and guest remain at \$8. Dick seconded the motion. Motion carried.

Dick suggested that at some point we should figure a cost analysis of maintaining the golf course.

Carol said Ryan Porter wants to have a golf event for 12 to 14 people and she would not shut down the course for that number of golfers and would not charge the \$50 fee, but would charge each player \$20.

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

1. 9-8-21, 7410 OPR No. 11, Carrie Bence to Tom & Tiffany Johansen
2. 9-10-21, 1941 Devonshire, Laurino Menninger to Bravo Properties, LLC, 620 N. 156 St. Omaha
3. 9-14-21 & 500 South St No. 12, Renee Faden trustee Ardean Ott to RTTKJ, LLC address: Attn: Renee Faden, 1640 S. 58th St.

Architecture Committee Report: *(Submitted in advance)*

1. Amy Larson - San Simeon 7221 South #6 - wants approval for these privacy panels...
2. Gary Ernst - 7200 OPR #9 - What to do with brick wall?
3. Approval - Cindy Lander 2331 S. 74 #42 Move ac off the roof to front courtyard.

Linda said she thought the panels for 7221 South No. 6 were okay.

Tammy said the brick colors at 7200 OPR No. 9 do not match. Dick said we should have him take out the top three courses. Tammy said she would like to send him an email to make it like everyone else's in the court. Jim made a motion to have him take it down to 58 inches as presented in an original drawing and let him keep the wingwall and keep the brick that does not match. Carol seconded the motion. Motion carried.

Tammy said both Jim & I have been in contact with Donner multiple times through email, phone, & personally talking with Alejandro twice about getting the benches attached. Adam told me they've had a lot of turnover & are trying their best to keep up with the workload. He told me they would have the benches attached 3 weeks ago. More calls & emails, but still not attached.

I will send out an email to those interested in adopting a bench & get them paid for. Since Greg & I purchased the benches, I'm assuming they write the check to us? Dick said to send the receipt to him and he will write her a check and those adopting a bench should make the checks out to Wellington Greens for donation purposes.

Social Committee. *(Submitted in advance) Barb Casey was happy with the food bank drive and we should put something in the newsletter about it.*

Landscape Report: *(Submitted in Advance) I sent out a few more letters regarding landscape. Last year the response that I got was largely positive. But that's not the case this year. I've had several unhappy residents either with emails or phone calls.*

I spoke with Rick Littrell about his unit at San Simeon. He has a couple of storage units in his back courtyard. To me they look a little unsightly. But he explained why he has

them and has offered to move them closer inside the courtyard so they aren't so noticeable. I agreed to that. He is also working on his landscape there.

Pamela Beranek at 7500 South St #4 filled out a work request for Dan to fix the fence between units #3 & #4.

Dan has trimmed some of the trees in Warwick. Hopefully that will help the conditions behind that court.

Need to discuss some trees that residents want taken out.

Carol said she talked to Dan about the fence at 7500 South Street, No. 4 and will tell the owner that the fence is their property and not the Associations. Carol said she will tell the residents that want Ash trees removed that it will be done after October 1st. Carol said Mr. Barber wanted to meet about his landscape but she could not do it at the time he wanted to. She said she gave him care.com where you can find people that will help with landscape. Dan said all Ash trees close to buildings should come out. There was discussion about the Maple tree at 7100 OPR No. 21 and it was decided to take it out. Carol said Dan trimmed the trees at Warwick. Dick said Dan should make a request for all Ash trees to be removed except those that have been treated.

Long Range Planning: *(Submitted in advance) As mentioned at the last board meeting, I have had two major projects, (one out of state) come up for my business and they have really taken a major portion of my time. I feel bad that I have not been devoting the time I would like to HOA business. I am therefor asking the boards permission to extend the Vision 2033 project into next year. My feeling is we can conduct the court focus groups over the winter and then take the summer to vet the data and develop the final plan. I really want to put a lot of time and effort into designing the focus group processes as this is not only a time to hear from the community, but to also get our information (especially around current and future expenses and the challenges we face) out to the community. I really feel the latter should be the major focus from the board's perspective and what better way to do that than face to face meetings with each court. But I do feel we need to make sure what the messaging to the community should be, and putting off the focus groups for a few months will allow us to develop and refine that message. Thank you all for your consideration on this issue.*

Vaughn said he would post the opening in the maintenance building first. After discussion it was decided that the applications should come to Don. Jim said it should be "par three" and not "three par". Jim said that Dan maintains records and track employee vacation time. Vision 2033 will carry over into winter.

Concrete: *(Submitted in advance) The only thing outstanding is the \$800 we agreed to pay AJ Donner for the concrete pads and placement of the two park benches which Tammy has been waiting for. She has talked to Alejandro and was told Donner is having a lot of personnel turnovers. She, nor I, have been able to contact Adam Donner regarding scheduling for the work. We'll keep everyone posted.*

Dan said to remind Donner about phases two and three of concrete work.

Court Captains: Linda said she has a court captains meeting scheduled for October 7 at 6:30 at the clubhouse. She said that Barry and Jean Johnson are the new court captains for Chatham Court.

Web Site: Don said he did not have anything.

By-Laws: Linda requested that Don have 275 copies of the bylaws printed.

Rentals: Tammy said this would be discussed at the annual meeting.

OLD BUSINESS: After discussion Don was directed to put in the newsletter that residents should print out the work order from the website and fill it out and put it in the mail box and or if it is emailed to Don that he should print it out and take to Dan.

Don was asked to take out the home addresses of the board members on the website and add their emails.

Kimberly Court No. 24. Don was directed to write a letter telling them to move the fence off of the common area; that they did not have permission to put it there and let them keep the fence black.

Vehicles at Cromwell. Don was directed to write letters to Diane and Denise about their vehicles. Dick said there was a black four door unregistered vehicle at 7111 OPR No. 13 that has been there for a long time and asked Don to put a three-day tow notice on it.

Annual Meeting. Dick said he had three candidates. Discussion was had about the fourth candidate and sending out proxies.

NEW BUSINESS:

Street Address Sign at 7100 OPR No. 1. There was discussion and this was tabled for now.

Newsletter topics:

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

Dan said there had been a number of sewer backups and to call Tidball for cleanouts.

Remove vines from the side of your buildings

Two holes in one by Jerry Riggins.

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

Meeting adjourned at 8:45 p.m.

Next Meeting: The October, 2021 Board meeting is scheduled for October 19, 2021 at the clubhouse.

