

**APPROVED Board of Directors Meeting Minutes**  
**Wellington Greens Homeowners Association**  
**April 19, 2022**

Present: President Linda Siedhoff, Vice-president Carol Conway, Treasurer Jim Wharry and Lon Dyer.

Approved absence: Secretary Mike Beaver and Vaughn Carter

Staff: Nick Horvath, Grounds Superintendent and Don McIntyre, Administrative Assistant.

Guests: Tammy Hanel

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to the March 15, 2022 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 and I had a great transition, and I can't thank him enough for being so open and sharing with his knowledge and expertise! Everything was second nature to him after 50 years, so it took a lot of picking his brain. I look forward to working with Ryan and Eric, as they are on cruise control and know this place inside and out. What a wonderful community! It's been a pleasure meeting so many great people. It will take some time, because I have over 500 names to remember, and you all only have to remember 1 😊. So please be patient and understanding as I will surely be asking what your name is more than once.*

*The grounds are in much better shape than expected, considering a long dry winter that was not favorable to grass, plants and trees. We have been seeding and fertilizing to try and jump start areas with the worst desiccation. Soil temperature remains cold with current up, down and low evening temps making it a struggle for germination, but we should be turning the corner soon.*

*The new spreader has been put to use seeding and fertilizing. It will be a time saver! We continue to do our best keeping courts, commons areas and the golf course free of debris from the strong winds. Thank you to those who gather branches and pile them for us to grab.*

*We will be aerating and top dressing greens April 20. This is an all-day process that will affect playability for a few days, but required to maintain healthy greens. Thank you in advance for your patience and understanding. Please feel free to contact me with any questions or concerns.*

*Nick made a power point presentation to the board to indicate water usage at 7111 and 7311 OPR. He said 7311 is back to close to normal. Jim said that it was five times the normal usage at 7111. Linda said we should charge more per person per unit in that building. Nick said he would find the average use per person for the city.*

*Nick emailed three different logos to the Board that he wanted to pick one use and the board choose No. 2.*

**Resident's Comments:** Tammy said she would wait.

### **Committee Reports:**

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

*I have reviewed the financial statements as of March 31, 2022, copies attached.*

*From operations, we had a big month for net income, \$43,146, which gives us \$50,983 year to day. Some of that is thanks to the golf revenues of \$25,054 for the month, which is only about \$2,500 more than budgets. The balance is from expenses being less than budgeted so far.*

*The balance sheet is in good shape, with \$185,845 in current assets and \$68,756 in current liabilities, the current ratio is up to 2:7, current assets to current liabilities.*

*The cash is at \$160,595 in the checking account and \$16,622 the reserve account, for a total of \$177,217. The A/R went down \$376 to \$13,024 and the Prepaid Dues are at \$27,331 netting out to \$14,307 prepaid.*

*The bank loan is down to \$82,083, of which \$19,290 is current (payable within the next twelve months) and \$62,792 long term (amount payable beyond the next twelve months).*

*The lockbox fee for March was \$221.*

*I have met with our current insurance agent Ryan Glock from Inspro, A Marsh & McLennan Co and Dick Vautravers and I met Riley Tonkin from GTA, and the insurer would be IMT. Dick looked up IMT and found they are rated A by AM Best, their third highest rating and presents a solid financial position. Our current carrier is also rated A.*

*The GTA quote came in at \$16,612 for the year versus around \$23 to \$24 thousand from Inspro. Ryan Glock never gave us a dollar amount, only that the new year's premium would go up in the neighborhood of 10% from \$21,380 which would be, give or take, \$23,500.*

*Dick and I discussed the proposal and have decided to recommend we go with GTA.*

*The water bill apparently came in over the weekend. From Nick's analysis of the usage, it appears the problem at 7311 OPR may be fixed, but not at 7111 OPR. I should have more information on those for the meeting on Tuesday.*

*Nick, this month, just sold the loader bucket we received with the new John Deere Tractor for \$2,250. It was too big for the tractor and John Deere gave us a smaller one*

*that will fit it. Apparently, they had no intention of taking the old one. I will be picking up the check tomorrow (Monday) to deposit in the bank. He also had sold a 2003 Toro mower for \$450. Good job!*

*If there any questions, let me know. If not, I would ask that the financial statements be approved as presented.*

Carol moved that the treasurer's report be approved. Lon seconded the motion. Motion carried.

Jim moved that the Board accept the insurance quote from GTA. Carol seconded the motion. Motion carried.

**Golf Committee Report:** *(Submitted in advance) I have sold 9 family and 3 single memberships since the last board meeting. Barb has sent a list of non-resident members and the total is at 128.*

*The women's golf league is schedule to start Monday April 25<sup>th</sup> and the men's league will start Tuesday April 26<sup>th</sup>.*

*Ameritas has contacted me. They are working on their waiver process with Ameritas. Once they have the waivers signed, they will request an invoice from me for their initial payment. They usually settle up with us at the end of the season but any balance remaining. They plan to start Wednesday May 4<sup>th</sup> and run through September 14<sup>th</sup>.*

*After our golf meeting was over, Greg Hanel asked if we had considered adding more sprinklers to the course and if could be done a little at a time. I said I would bring it up at the board meeting.*

Carol said she would like to amend her report to a total of 129 non-member residents. Carol said that Greg suggested that we add sprinklers to the golf course a little at a time. After discussion, Linda said it should be added to the Long-Range Planning. Nick said we need a new control box. Carol said we need a bridge at No. 5 green. The golf committee would like to expand the deck at the clubhouse, add TV and Wi-Fi to the clubhouse and a sensor to the downstairs door to alert when it is left open. Don was directed to put in the newsletter that residents are encouraged to purchase a bench for a cost of \$350 each which would include a plaque. An 8X12 inch metal plaque could be placed at the tees with advertising. Linda said that non-residents must have their tags, or they should leave.

**Administrative Assistant Report:** *(Don reported the following deed changes in advance):* **April 15, 2022**, 7420 South St No. 23, Amy Philippi and John Martsteller to Denise Wilke.

**March 23, 2022**, 7200 OPR No. 16, CY Husker LLC to Harry and Darlene Lipert.  
**March 17, 2022**, 2331 S. 74th St. No. 41, Curtiss Scharton to Anna Watters.

**March 14, 2022**, 7101 South St. No. 7, Herbs Holdings LLC to Sasquatch Enterprises, LLC.

**Architecture Committee Report:** None

**Landscape Report:** (Submitted in Advance) We had a successful Landscape Committee meeting.

We would like something put in the newsletter about spring cleanup. Also, something in the newsletter about Glenn's True Value offering a Handyman Service.

We need to discuss the benches. Dottie Shapiro knows someone who wants to sponsor a bench or two. I'm not sure if we have moved forward with the plaques that are supposed to be installed on the current benches.....or even if we have collected the money for the sponsorship.

Carol said we need to put something in the newsletter about needing someone to help our older residents with spring clean-up. It was mentioned that Glenn's True Value has a handyman service, and that Aging Partners may help, also some schools and churches may help.

Linda said that the Covenants give us the right to make any unit up to par. Carol said that they were going to concentrate on the worst ones first.

There was discussion about someone shutting off the water at a court for service on their unit. Don was directed to put in the newsletter that anyone needing to shut off water to their unit to contact Nick first.

**Long Range Planning:** (Submitted in advance) I will not be at the Board Meeting on April 19. I'm in Los Angeles and will be back in Lincoln on Thursday.

In the process of rebooting the Vision 2033 planning process with the objective of holding the focus groups over the summer. I will be keeping the board informed & up to date as we move forward.

**Concrete:** (Submitted in advance) We met with Adam Donner on Wednesday, March 30<sup>th</sup>. We presented what we would like to do with the concrete money this year. He will be giving us an estimate on the costs. He said the costs would be up give or take 10%, not sure about fuel costs.

Adam responded on April 7<sup>th</sup> with the proposal to finish off San Simeon for \$24,793. That was after raising the cost of concrete from 6.65/ft to 7.32/ft, a 10.1% increase which increased the overall job costs from \$22,903 to \$24,793, or 8.25%. The concrete committee felt that would be a reasonable cost. Adam said it would help that it was all in one court.

Adam also said he would be taking care of the cracks in the concrete from last year that he was unable to address last fall.

*I would ask the board for approval to accept his proposal and get on his schedule as early as possible.*

*Copies of Spreadsheet and meeting enclosed.*

*Jim proposed to accept Adam Donner proposal to finish San Simeon. Lon asked when does he have to finish it? Jim said by May 31. Carol seconded the motion. Motion carried.*

**Court Captains:** *Linda said she sent the Court Captain's minutes out; that she had a good turnout. That they suggested to have volunteers to form a welcome wagon and to get coupons from business to give to new residents. It was mentioned that there had been some complaints about residents that do not play golf having to pay the same dues as the residents that do play. Someone said they should be told how much money the golf course brings in. Linda asked Nick if there was some way he could break down the work done on the golf course as opposed to the rest of the common area? Nick said he could.*

**Social Committee.** *(Submitted in advance) Social committee will be meeting soon to discuss the "welcome to WG" function for Nick. We have also discussed the opportunity to have volunteers to help individuals or courts to get Spring stuff done where needed. Lon said they were waiting for warm weather to have a Welcome Nick social. Linda asked if we had a budget for the social committee?*

**Web Site:** Don said he had nothing

## **OLD BUSINESS:**

Linda said we should take the paint off the website and tell residents to take paint chips to the paint store and to put that in the newsletter.

## **NEW BUSINESS:**

### **Newsletter topics:**

It was discussed that someone was still feeding the coyotes and they should not. Dogs are not allowed on the golf course.

Linda said we need to look at the percentage of rentals and change the Covenants to require at least a year lease.

Tammy said that all 16 residents paid for the Emerald Ash Borer treatment and now two are saying no. The amount is \$28.58 per resident every two years to save the Ash trees. It was discussed that the Ash trees can be treated and will not be cut down by the Association if the proper paperwork is filled out and to contact Carol for the paperwork.

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

Meeting adjourned at 8:31 p.m.

**Next Meeting:** The May, 2022 Board meeting is scheduled for May 17, 2022 at the clubhouse.