

**APPROVED Board of Directors Meeting Minutes**  
**Wellington Greens Homeowners Association**  
**August 16, 2022**

Present: President Linda Siedhoff, Vice-president Carol Conway, Treasurer Jim Wharry, Secretary Jeanne Johnson, Vaught Carter and Lon Dyer.

Approved absence: None

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

Guests: None

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to the July 12, 2022 meeting minutes. Jim moved to accept the minutes and Jeanne seconded the motion. Motion carried.

**Grounds Superintendent's Report:** (Written report submitted prior to meeting) *It was an extremely hot and humid month, causing turf to go dormant and brown up and trees to stress and loose some leaves. September and October will hopefully bring some moisture and cooler temps. We are looking forward to things greening back up!*

*Lookahead - We will be seeding as many areas as possible in the common's early to mid-September. We will also continue spraying for weeds with the cooler weather. It is recommended to wait for the spray to dry (typically less than an hour) before walking on or letting out pets to avoid exposure. Exact dates are not available as weather and environmental conditions affect application timing.*

*The below detail is what was completed above and beyond our normal, everyday activities of mowing, blowing, trimming, cruise courts for cleanup, repairing and replacing lights, etc.*

- *Watered the 40+ small trees planted over the past couple of years.*
- *Fertilized campus and golf course (over 50 acres) with late summer 23-0-4 (no herbicide or pesticide).*
- *Sprayed parkways, sidewalks, entrances, courtyards and golf course fairways for weeds. **Roughly 150K sq ft of parkways, 3 miles of sidewalks, 10 acres of courtyards (parking, driveways and medians) and 2 acres of golf course fairways.***
- *Cleaned up 70<sup>th</sup> street berm. Removed and disposed of branches, weeds, suckers and brush.*
- *Continued to trim and remove suckers and dead branches from approximately **250** of the **1525** trees on Wellington Greens property.*
- *Repaired water main leak at 7541 OPR.*
- *Completed 8 work requests ranging from tree trimming to weed control.*

*If you see the ground crew around, please thank them for a job well done. They do an amazing job and work hard to keep Wellington Greens looking good. Let me know if you have any questions or concerns.*

After discussion Vaughn made a motion that Nick be allowed to spend up to \$600 on security equipment. Motion was seconded by Carol and motion carried. Nick suggested we put in the newsletter that residents are requested to help water where the grass has been seeded.

**Resident's Comments: None**

### **Committee Reports:**

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

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

*From operations, we had a net profit for the month in the amount of \$14,497, which gives us a profit year to date of \$42,191. The budgeted profit is \$5,889 so we are ahead by \$36,302 year to date. A large part of that excess over budget is the golf revenues of \$50,475 which \$5,924 more than budgeted.*

*On the expense side, the building and grounds are \$30,533 less than budgeted due to reduced repairs and maintenance costs for the clubhouse and the commons area and the reduced landscape improvement costs. Our utilities are about \$5,252 over budget, due to the high water bills which are \$6,191 higher than budgeted. It should be noted we are billing \$390 per month for excessive water usage. That amount is going to be subject to change when the water bill for this month comes in.*

*There was outflow of cash during July in the amount of \$2,513 which does not show on the Income Statement. We paid \$1,965 for a trailer to hold the diesel fuel tank, and \$468 for a TV for the clubhouse. The total cost for the trailer was \$2,713 of which a \$200 deposit will show up in August on the credit card.*

*The balance sheet is in good shape, with \$180,691 in current assets and \$69,174 in current liabilities. The current ratio (current assets to current liabilities) is 2.6 to 1.*

*The cash is at \$142,883 in the checking account and \$27,712 in the reserve account, for a total of \$170,535. The A/R went down \$871 to \$14,552 and the Prepaid Dues are at \$25,964 netting out to \$11,412 Prepaid Dues.*

*The bank loan is down to \$75,742, of which \$19,557 is current (payable within the next twelve months), the balance of \$56,195 is long term (amount payable beyond the next twelve months). We have 46 more months to pay on that loan at \$1,855 per month, principle and interest.*

*The lockbox fee for May was \$235.*

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

Vaughn moved to approve the treasurer's report and Carol seconded the motion. Motion carried.

**Golf Committee Report:** (Submitted in advance) I have sold 1 new family and 1 single memberships since the last board meeting. Things usually slow down as far as memberships are concerned during the heat. But it can pick up again in the fall. My total is now 145.

**Administrative Assistant Report:** (*Don reported the following deed changes in advance*): Only one deed change since the last meeting. On August 3, 2022 7311 OPR No. 25 from Scott & Kjerstik Deckert to Blain & Abby Burmeister

**Architecture Committee Report:** (Submitted in advance) *Architecture Change Requests for July 19- Aug 16 - Three*

*Black Metal fence at ground level, wanting Board approval*

*Correct/Legal steps to take once 90 day notice has expired*

*finding a handy man to do repairs/how to pay them*

*per units 16 who haven't completed repairs within past 2 yrs.*

*Possibly send letter reminding to get them done by yr end. If not done by Dec 31, 22, send 90 day notice.*

Linda said that No. 8 in her court needed to make repairs and a 90-day letter sent. After discussion Jeanne made a motion to do the repairs to No. 8. Jim seconded the motion. Motion carried.

**Landscape Report:** (Submitted in Advance) *Some of the residents that were sent letters in July still have not done anything. 7111 Old Post Rd #2 is simply some leaves that have built up. I contacted Juli Johnson about her daughter doing this but Juli was concerned about going onto the person's property. So she declined.*

*A few more letters went out after JoAnn Trumper and I checked the July properties.*

*I sent a letter to 7221 South St #8. I received a call from that renter who told me I had the wrong unit. I realized my mistake. The letter should have gone to #7.*

*But something good came out of the phone call with that renter. She referred me to a company called Exterior Excellence.*

*I met with Jr. Mendoza today and he is willing to do the work. He bills by the job. His first jobs will be 7221 South St #9 and 7111 OPR #2.*

Carol said that Mr. Mendoza would clean 7111 OPR No. 2 for \$50 and 7221 South St No. 9 for \$250. After further discussion Carol made a motion that Mr. Mendoza be hired to clean those two places. Motion was seconded by Jeanne. Motion carried.

**Long Range Planning:** *(Submitted in advance) The Focus Groups went very well with the turnout we had. There were 10 at the Saturday, (8/6) meeting, 16 at the Tuesday (8/9) afternoon meeting, and 5 at the Tuesday (8/9) evening meeting, for a total of 31 participants. Special thanks to Lynsey Byers & Renata Valquier Chavez from the UNL Community & Reginal Planning Program for their outstanding work in facilitating the meetings.*

*Attached are the sign-in sheets from each meeting along with check marks of those who would like to become more involved. Also attached are Lynsey's reports on Sessions 1 and 2. I will get to you the report on session 3 as soon as I receive it. I will keep everyone up to date as to next steps as soon as all the info is in.*

After discussion Jeanne moved that effective January 1, 2023, the Association go all electronic as to dues billing and newsletter delivery. The motion was seconded by Jim. Motion carried.

**Concrete:** *(Submitted in advance) None*

**Court Captains:** *(Submitted in advance) I am still looking for a court captain for Wellington court. We will be having a meeting in September. If you have anything you want discussed please let me know.*

**Social Committee.** *(Submitted in advance) Results are in ..... WG finished 3rd in the Community Challenge garage sale challenge! We donated over 2,200 pounds of stuff!!*

*No other social committee plans at this time.* Lon said he did not know how much money we won.

**Web Site:** None

## **OLD BUSINESS:**

**Rentals:** Linda said we would need 198 signatures to change the covenants. Discussion was had and Jim said to approach Jan, our attorney and have him write something up.

## **NEW BUSINESS:**

A cleanup the grounds day was suggested where we announce that the crew will be coming around to pick up waste put in piles by volunteer residents,

Mona Way wants to start a walking group and had an article for the newsletter.

After a discussion was had on golf fees, Linda suggested that golf committee discuss the fees charged and make recommendations at the next board meeting.

**Newsletter topics:**

Mona Way's walking group  
Residents helping water new seeding

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

Meeting adjourned at 8:35 p.m.

**Next Meeting:** The September, 2022 Board meeting is scheduled for September 29, 2022 at the clubhouse.