

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
February 24, 2022**

Present: President Linda Siedhoff, Treasurer Jim Wharry, Secretary Mike Beaver, Lon Dyer and Vaughn Carter.

Approved absence: Vice-president Carol Conway,

Staff: Danny Riner, and Nick Horvath, Grounds Superintendents, and Don McIntyre, Administrative Assistant.

Guests: None

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the January 18, 2022 meeting minutes. Jim moved to accept the minutes and Mike seconded the motion. Motion carried.

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

As one season slowly blends itself into the next, years come and go. Suddenly now realizing that a lifetime of work is coming to an end.

What started as a summer job in 1972 has now ran into five decades and from the 20th into the 21st century.

It is said, "If you choose a job you love, you'll never have to work a day in your life."

I guess I am going to have to look for a job now. I know what ever I find to stay active won't be as fun as a cup of cowboy coffee mowing greens and then watching the sprinklers turn.

Thank you, residents, past and present!

Sincerely,

Danny Dee Riner

Grounds report: Four stumps were ground, soil to grade. We had one snow event since last meeting. We have watered the new trees and have done some mulching. We have spent time working on equipment. We had a water use alert at two meters and they were identified 7111 Old Post Road, units 9 to 16 and 7311 Old Post Road units 17 to 24. We went to all units with notices to make repairs, also notes were left on mailboxes. The ALLO installation at the maintenance building is completed. The positive aspect of a dry winter is that there was minimal use of salt or ice products on our new concrete. A new self-propelled spreader was purchased at a cost of plus or minus \$6,900.00

Jim said that the increase in the water bill was about \$2,500. Dan said that the person in unit No. 10 said she could hear water running in unit No. 9 and that he went over there at 1:30 p.m. today and the meter was not moving, meaning that water was not being used at that time. Linda made a motion that a letter be sent to those residents

along with a copy of the water bill telling the residents that the excess water bill may be assessed to those units in the building if the usage is not corrected. Vaughn seconded the motion. Motion carried.

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 January 31, 2022, copies attached.

From operations, we have net income of \$4,229 for the month, \$5,010 year to date. For the year to date, that is \$714 more than the budgeted amount. We are taking in less than budgeted for late fees and interest, which although less than budgeted, is good.

The balance sheet is in good shape, with \$143,725.56 in current assets and \$68,515.07 in current liabilities, the current ratio is still at a 2:1 ratio.

The cash is at \$124,198 in the checking account and \$11,081 in the reserve account, for a total of \$135,279. The A/R went down \$6 to \$12,843 and the Prepaid Dues are at \$27,124 netting out to \$14,281 prepaid. Nothing was added to our Property and Equipment.

The bank loan is down to \$85,240, of which \$19,164 is current (payable within the next twelve months) and \$66,076 long term (amount payable beyond the next twelve months).

There were no extraordinary expenses during month. However, we just paid a water bill for \$19,308. Going over the bills there were two courts where the water usage were up substantially, 82% at one and 70% at the other. Danny said he would check them out to try determine why.

The lockbox fee for December was \$203.

I met with Riley from GTA insurance. Gave him the info he needs to give us a quote for insurance for the property and liability coverage for the association.

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

Vaughn made a motion that the treasurer's report be approved. Mike seconded the motion. Motion carried.

Jim said that Riley from GTA will give us a quote on insurance.

Jim said that with reference to the transition from Dan to Nick, that we now have two credit cards, one that Dan uses and one that Ryan uses; that the bank said we could not just have Dan give his to Nick, that we need to get a new one for Nick and have Dan turn his in. Jim said that he did not think he would run for the board next year. Linda said she did not think Carol was going to run.

Nick is meeting with Dan and the crew tomorrow morning.

Golf Committee Report: (Submitted in advance) Carol said she has sold a single golf membership and a family membership since she has been in Arizona.

Administrative Assistant Report: (*Don reported the following deed changes in advance*): The only deed change that I found on the Assessor's website since the last meeting is on January 25, 2022, 7101 South Street No. 12 was sold by 916 Properties LLC to Amanda Termatt.

Architecture Committee Report: None.

Social Committee. None

Landscape Report: (Submitted in Advance) None.

Long Range Planning: (*Submitted in advance*) **None.**

Concrete: (*Submitted in advance*) Jim said that the concrete committee will meet in the next few weeks.

Court Captains: (Submitted in advance) None

Web Site: None.

OLD BUSINESS: None.

NEW BUSINESS: Linda said that Jane Haire told her that the people that moved into No. 3 in Warwick used a big moving Van. After discussion, Don was directed to put something in the newsletter about not allowing big trucks in the common areas.

Discussion was had about the Association's recycling contract and it was decided that the Association would discontinue their contract and residents should make their own arrangements for recycling and suggest to them to attempt to find someone that did not use large trucks.

Discussion was had about the clubhouse cleaning lady and that renters are suppose to clean the clubhouse after their event and Nick said he and the crew could do some cleaning, Jim moved to discontinue the use of the cleaning lady. Mike seconded the motion. Motion carried. Jim said he would notify her and ask for the key to be returned.

Newsletter topics:

No big truck on common areas.

Dan's retirement.

No notes with HOA dues payments

Discontinuation of recycling contracts.

Jim moved that we adjourn. The motion was seconded by Lon. Motion carried.

Meeting adjourned at 7:30 p.m.

Next Meeting: The March, 2022 Board meeting is scheduled for ,
March 15, 2022 at the clubhouse.