

**APPROVED Board of Directors Meeting Minutes**  
**Wellington Greens Homeowners Association**  
**January 18, 2022**

Present: President Linda Siedhoff, Vice-president Carol Conway, Treasurer Jim Wharry, Secretary Mike Beaver, Lon Dyer and Vaughn Carter.

Approved absence: None

Staff: Danny Riner, Grounds Superintendent and Don McIntyre, Administrative Assistant.

Guests: Nick Horvath

(The following Board Action was taken prior to today's meeting via email)

On January 11, 2022, a motion was made via email by President Siedhoff to follow the Superintendent Replacement Committee's recommendation to extend an offer of employment to Nick Horvath to replace Dan, subject to approval of the board. Motion carried five to one.

On January 11, 2022 Jim Wharry emailed, I will make a motion to accept the United Healthcare plan, the same as before. It has gone up almost 15% over last year but not much we can do about it but it would still be better than Medica. Linda seconded the motion and voted yes by email. Carol voted yes by email. Lon voted yes by email. Mike voted yes by email. Vaughn voted yes by email. Motion carried unanimously

Nick was introduced to the Board as Dan's replacement. His first day on the job will be March 1, 2022. Nick thanked the Board and said it would be hard to fill Dan's shoes.

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to the December 21, 2021 meeting minutes. Jim moved to accept the minutes and Vaughn seconded the motion. Motion carried.

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

Dan said commercial tree work got under way at the end of December. Two Maples, one Pin Oak and one Ash tree were removed. Two were storm damaged and rotting and two were a danger to property because of their proximity to buildings. The stumps were not ground as winter returned. The new trees were watered and mulched as needed. We have had an unusual amount of damaged light fixtures to repair and we attribute that to all the high winds this winter. We got a good start on winter service of our turf equipment. The new tractor was used and it worked fantastic. Our work sped up dramatically in tandem with our old tractor. We continue to monitor ice with sand and gravel.

**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 December 31, copies attached. From operations, we have net loss of \$5,225.84, about \$1,900 for than the budgeted amount of (\$3.395). Most of the loss is from the legal fees of \$1,600 which was \$1,300 over the budget, and the water bill at \$17,748 is about \$3,200 more than budgeted. On the plus side we received a check for \$625 for advertising from Bridge to Better Living group.

The lockbox fee for December was \$212.

The balance sheet is in good shape, with \$138,571 in current assets and \$68954 in current liabilities, the current ratio is still at a 2:1 ratio.

The cash is at \$121,808 in the checking account and \$8,310 in the reserve account, for a total of \$130,118. The A/R went up \$124 to \$12,849 and the Prepaid Dues are at \$20,885, netting out to \$\$8,036 prepaid. Nothing was added to our Property and Equipment.

The bank loan is down to \$86,797, of which \$19,099 is current (payable within the next twelve months) and \$67,698 long term (amount payable beyond the next twelve months).

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

Additionally, we had a finance committee meeting last week to review the reserve account and to set priorities on what we should be looking as far as a reserve study. I am attaching the notes from that meeting.

There is a reserve fund established and currently being funded at the rate of \$10/unit per month.

There are four main areas with which we should be concerned, Landscape, Concrete, Buildings, and Equipment

There is as of Oct 1, 2021 approximately \$293,400 worth of concrete work to do.

For the next five years, we will try to do \$25K concrete work per year

There have been proposals to improve the club house

Addition of other items, e.g. tennis/pickle ball court, work out in clubhouse.

Equipment Purchases will have to be scheduled or provided for in the annual budgets.

We have budgeted for the replacement of one pickup this year at \$40K

Danny mentioned the pickups used to be scheduled for replacement every 10 years.

Repair and update of water backflow system. - Cost Unknown

Carol moved that the finance report be approved. Vaughn seconded the motion.

Motion carried.

**Golf Committee Report:** (Submitted in advance) For golf, I have the 2022 stickers and the letters which will be sent out to residents and non-resident members. I will bring those to Dan so he can pass them on to Barb. She will mail out sometime in March.

I have had a couple of phone calls about memberships in the last week but no one has bought a membership yet.

**Administrative Assistant Report:** (*Don reported the following deed changes in advance*): The only deed change at the Assessor's website is on 1-14-22 7200 OPR #9 Gary and Donna Ernst to Kristi Puls

**Architecture Committee Report:** (*Submitted in advance*) I met with Tammy and we did a hand off of past files. I created a rough draft online PDF for folks to fill in to begin a review process for building changes. I am also working on a master excel spreadsheet to track new requests and also to track yearly inspection progress. Mike handed a copy of the Architecture Change Request Form to the Board. It was discussed that we should put something in the newsletter about it. Mike said Dave and Terry Winter at 7100 OPR No. 2 want to put in an enclosure of their front entry way. After discussion, it was agreed that would be okay.

**Social Committee.** (*Submitted in advance*) I really have nothing to report other than the Holiday decorating prizes were awarded. Social is interested in joining with architecture and/or landscape in order to accomplish some of the projects we are having issues with. Maybe cleaning up a yard or planting some flowers could be a FUN DAY for social and get stuff done.

**Landscape Report:** (*Submitted in Advance*) None.

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

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

**Court Captains:** (*Submitted in advance*) Annie Votipka is helping me with court captain duties at Canterbury West. We will have a semi-annual meeting in April that is not yet scheduled. We now have a court captain for each court. All is quiet.)

**Web Site:** Don said he had nothing to report.

**OLD BUSINESS:** Lon reported that he checked with Spectrum and ALLO and Spectrum never got back to him. He said he was told that we would need one router for each building, the clubhouse and the maintenance building and the cost would be \$100 a month for the first one and \$60 a month for the second one. After discussion it was moved by Jim to go with ALLO with just one router and put it in the maintenance building. Motion was seconded by Lon. Motion carried.

**NEW BUSINESS:** None

**Newsletter topics:** Correction of the Holiday decorations winner; change of board meeting date for February; new Architecture Change Request Form; committee members wanted and display the golf tags.

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

Meeting adjourned at 7:35 p.m.

**Next Meeting:** The February Board meeting is scheduled for February 24, 2022 at the clubhouse.