

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
July 12, 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 June 21, 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)

Good ole Nebraska! It's been a spring of extremes. Not enough rain and dry, too much rain and wet, hot/cold/hot/cold. Some weather consistency sure would be nice but I'm not ready to move yet.

*The guys are doing a wonderful job with a short-handed crew. We lost our only full-time seasonal help after 2 weeks and have not been able to find any seasonal or part timers as most already have work for the summer. If anyone knows of someone looking for a couple months of mowing, trimming, etc. please send them my way. **They can call, text or email at 402-440-1067, nhorvat1@yahoo.com.***

Our focus for the remainder of July and August will be to continue spraying and try to get some of the weed issues under control. With the turf desiccation from a dry, cold winter, the weeds have taken over in areas that are bare and were not seeded this spring. As mentioned, a couple months ago, we will try to keep up on the weeds and seed in September when conditions are more favorable.

July detail was as follows:

- String trimmed entire campus the week before 4th of July weekend.*
- Continued to trim and remove suckers and dead branches from trees.*
- Got rid of two 30 yard dumpsters full of limbs and branches.*
- Completed 6 work requests.*
- Ground 2 stumps, spread the mulch on 70th St berms and filled holes with topsoil.*

After discussion Vaughn moved that we sell advertising signs on the tees at \$500 per year. Jeanne seconded the motion and 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 June 30, 2022, copies are attached.

From operations, we had a net loss for the month in the amount of \$4,700, which leaves us a profit year to day of \$27,695. The budgeted profit is \$19,920 so we are ahead by \$7,775 year to date. A large part of that excess over budget is the golf revenues of \$48,675 which \$6,195 more than budgeted.

On the expense side, the building and grounds are \$22,126 less than budgeted due to reduced repairs and maintenance costs for the clubhouse and the shop and the reduced landscape improvement costs. On the downside, our water bills of \$94,907 are \$6,561 higher than budgeted.

The balance sheet is in good shape, with \$164,335 in current assets and \$66,129 in current liabilities. The current ratio (current assets to current liabilities) is 2.5 to 1.

The cash is at \$124,364 in the checking account and \$24,936 in the reserve account, for a total of \$149,300. The A/R went down \$318 to \$13,681 and the Prepaid Dues are at \$28,702 netting out to \$12,702 Prepaid.

The bank loan is down to \$77,331, of which \$19,421 is current (payable within the next twelve months) and \$57,910 long term (amount payable beyond the next twelve months).

The lockbox fee for May was \$218.

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

Jim moved that the financial report be approved. Vaughn seconded it. Motion carried.

Golf Committee Report: (Submitted in advance)

I have sold 1 new family and 2 family renewal memberships since the last board meeting. Barb has sent a list of non-resident members and the total is at 143.

Zach McDermott, a non-resident member, contacted me recently. He is having a group of approximately 11 people on Saturday July 16th at 9 am. This is not enough to close the course. However, I will put a note on the clubhouse to let people know there may be delays that day.

Carol said she prorated the non-resident golf membership through November and it goes back to full price in December. She asked Nick to send "Holes in one" to the *Journal Star*.

Administrative Assistant Report: (*Don reported the following deed change in advance*):

On June 22, 2022, 7500 South St No. 18, Vey and Mary Thach to Lise Pingault

Architecture Committee Report: *(Submitted in advance)*

Change Requests – see excel

What's done with Change Requests when completed?

WG Contractor's List

2020 277 Units Architecture Survey

2020 - 79 units with repairs done

46 units to monitor repairs for next review

16 units repairs not done as of 11/18/21

The 16 were contacted via letters 3 x's as well as via call or in person

Next step - Board Intervention?

Next 277 Units Architecture Survey

When

Change form revision – maybe computerize/make a template which auto fills info/Nick possibly capable of helping with?

After discussion Carol moved to approve the request for a black fence at 7420 South St No. 23 and that all fences at 7420 South Street be black in the future. Jim seconded the motion. Motion carried.

Social Committee.

Landscape Report: *(Submitted in Advance)*

In June, Nick and I approved a Florida dogwood to be planted next to a patio at 2311 S 74th #36. Later I also approved mulch and plantings along the side of the same unit. Currently there is not much grass that grows there. They have utility boxes there and weeds grow up around them. By mulching this, the guys will have less to trim.

Landscape letters went out to several units in June. They were given until July 30th to clean up.

JoAnn Trumper texted the daughter of Bob Rentfro about the state of their patio (7300 OPR #5). There has been a collection of leaves on the back patio that haven't been cleaned up for some time. They are doing some repairs inside. They have hired a management company that will take care of cleaning up outside.

Long Range Planning: *(Submitted in advance)*

Concrete: *(Submitted in advance)*

Court Captains: *(Submitted in advance)*

Web Site: Don said

OLD BUSINESS:

NEW BUSINESS:

Newsletter topics:

moved that we adjourn. seconded. Motion carried.

Meeting adjourned at p.m.

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