

**APPROVED Board of Directors Meeting Minutes**  
**Wellington Greens Homeowners Association**  
**March 15, 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 and Nick Horvath, Grounds Superintendents and Don McIntyre, Administrative Assistant.

Guests: Barbara McCuen, Dottie Shapiro and Dave Owen

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to the February 24, 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)

Dan reported that very little snow cover, low temperatures with high winds are a recipe for winter desiccation. Unusually dry winters mean that trees can burn and turf mortality can be expected. Our campus is slow to green up this spring. In many previous years, the Wellington Greens grounds staff have already cut the greens. Cross your fingers, we will find out for sure in the upcoming weeks.

Several yards of mulch was distributed on the 70<sup>th</sup> street berm. One white Pine by No. seven green along South Street was removed. Winter equipment service has been completed. Golf course water lines were charged, used and drained. Fairways, tees and greens were watered.

Dan said that he read the water meters at 7111 and 7311 OPR on February 1 and March 7, approximately one half of the billing cycle readings and 7311 is more than one half of the last reading and 7111 is less than one half of the last reading which means that 7111 OPR is still using too much water and 7311 OPR has used less, but still using too much.

Linda said we are wasting \$2500 every billing cycle. Lon asked if there could be a leak outside the units and Dan said there are no wet spots and it is dry around the meter pits. After discussion, it was decided that Jim would do a chart of the two courts to determine what the normal usage is and compare it to the last few water billing cycles.

**Resident's Comments:** Barb gave a letter to property owners that she prepared to the Board. The letter is to assist property owners in their selection of garbage and recycling pickup companies. Dave said the property owners like to have things easy; that many of them moved here so they did not have to mow grass or shovel snow. Barb said we should try to get each court to go with the same garbage company. After further discussion it was decided that Linda would talk to the court captains and have them try to get each court to use the same garbage and recycling company.

**Committee Reports:**

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

*I have reviewed the financial statements as of February 28, 2022, copies attached.*

*From operations, we have net income of \$2,826 for the month, \$7,837 year to date. For the year to date, that is \$5,085 more than the budgeted amount of \$2,752. We are still 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 \$143,115 in current assets and \$70,609 in current liabilities, the current ratio is still at a 2:1 ratio.*

*The cash is at \$120,259 in the checking account and \$13,851 in the reserve account, for a total of \$134,110. The A/R went up \$558 to \$13,400 and the Prepaid Dues are at \$30,373 netting out to \$16,972 prepaid.*

*We purchased a motorized Fertilizer Spreader for \$6,948.*

*The bank loan is down to \$83,650, of which \$19,226 is current (payable within the next twelve months) and \$64,424 long term (amount payable beyond the next twelve months).*

*There were no extraordinary expenses for February.*

*The lockbox fee for December was \$208.*

*We received a letter from Nancy Graham at Acuity, our insurance agent. The insurance company is saying we are going to have Terrorism Risk Insurance added to our policy unless we actively decline it. Dick Vautravers and I discussed this with the agent last year at renewal time and we decided against it.*

*The coverage would cost in the neighborhood of \$400, give or take, as far as I can tell. It is based on percentages of our insurance costs the liability and property coverage*

*The act of terrorism would have to be declared as such the Federal government in order for the coverage to be applicable. It would have to be something along the lines of the 1995 bombing of the Murrah Federal building Oklahoma City, in order to be declared an act of terrorism.*

*Even though the cost may not be significant, Lincoln is not exactly a hot bed of terrorist activity. Dick and I last year had decided to decline the coverage and I would recommend we decline it this year. I would recommend we decline it this year. In order to decline it, we have to sign a formal letter, copy attached, and give to them. I could sign as treasurer, or perhaps Linda should sign it as president. Your thoughts.*

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

*Jim said that he also emailed a corrected income statement for February, 2022. Discussion was had on insurance for terrorism and all decided to not get it. Carol moved to approve the treasurer's report. Mike seconded the motion. Motion carried.*

**Golf Committee Report:** (Submitted in advance)

For Golf, I have sold the following memberships: 1 family – family membership given to St. Joe's for a fundraiser.

Carol said she will send an email to all the non-resident golf members about Dan's party.

**Administrative Assistant Report:** (*Don reported the following deed changes in advance*): Found the following deed changes since last month's meeting: On February 22, 2022 7420 South St. No. 24 from Kristi Puls to Jill Briggs and on March 10, 2022 7101 South St No. 3, from Lynne Woody to Bartlee Alan Sorenson

**Architecture Committee Report:** Linda said that the owner of Unit 24, 7311 OPR has a leak in her roof and she would like to repair it and the roof of unit No. 23 is attached. The owners of No. 23 do not want to repair their roof. After discussion, it was decided it was not a board matter and Mike said he would let them know. Mike said a unit at 7440 South Street wants to replace a privacy fence and that he would talk to him.

**Landscape Report:** The tree at Kimberly No. 21 was discussed and the board decided to not take it down.

**Long Range Planning:** Vaughn said he had nothing, but in April we would start the focus groups.

**Concrete:** (*Submitted in advance*) Our committee had a meeting last Saturday at 10am. We have decided to contact AJ Donner and see if he will honor his warranty on the cracks in the concrete at Cambridge and Warwick Courts. If he can't do that, we may have to find another contractor, which we have a couple.

Timing wise, we would like to get the work started in April or May at the latest, if possible.

The prices are going to be higher this year. Whatever we can get out of the \$25,000, but have decided to finish off what we can in San Simeon and as much of Ramsgate as possible.

A copy of the meeting minutes is attached.

Concrete Committee Meeting

March 12, 2022 10:00 AM

At the Club House

In Attendance: Dottie Shapiro, Ned Hedges, Bob Webb, and Jim Wharry

We had three things on the agenda.

First item was the cracks in the concrete that was poured last year. I will contact AJ Donner and see if he will honor his 'warranty' and fix the cracks.

The second item is whether or not we can get AJ Donner to do any of the work on his phase two proposal from last year. Hopefully he will step up and take care of the cracks, he said he would that this spring. If he won't we will have to decide what he can or will do and maybe as an alternative, get another contractor.

The third item is where to spend the \$25,000 in the budget. It was decided that San Simeon and as much of Ramsgate as we can should be finished up first. We anticipate that there will be an increase in the prices quoted last year, 10% or more.

If we cannot get Donner to do the work, we can approach James Gregg. He was Donner's main foreman on our work last year and has since left and started his own company MJCC. He had approached me last fall and said he would like to continue the job if possible. There is also the possibility that Gable Construction can do some of the work. Gable has already sent us his certificate of insurance for this year.

We adjourned at 10:45.

Respectfully submitted,  
Jim Wharry

**Social Committee.** (Submitted in advance) . Social committee has begun making final arrangements for the food, beverage and decorations for the retirement party. Several committee members have volunteered to help.

2. We need to start thinking about a welcome to WG gathering for Nick. This Spring sometime?

3. Maybe we could cooperate with court captains on some springtime sprucing up of courts. I don't know, but maybe we have a green thumb somewhere in the social committee looking for a place to go!?!

Lon said we are in good shape and ready for Dan's party. He said that we would talk about a welcome party for Nick next month. Carol suggested that Nick's children be given a pass to play golf and the Board agreed.

**Court Captains:** None.

**Web Site:** Don said he would like to remove the superintendent banner and replace it with a history banner and copy the Virginia Opocensky booklet and also put other historical information there. The Board agreed.

**OLD BUSINESS:** Recycling has been discussed.

**NEW BUSINESS:** It was discussed that the clubhouse was not rented on March 11, 2022.

**Newsletter topics:** No big moving trucks on the concrete; to haul to the street or use smaller trucks. The water issue; those units/buildings may be billed for excess water

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

Meeting adjourned at 7:54 p.m.

**Next Meeting:** The April, 2022 Board meeting is scheduled for April 19, 2022 at the clubhouse.