

**APPROVED Board of Directors Meeting Minutes  
Wellington Greens Homeowners Association  
November 16, 2021**

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: None

Linda called the meeting to order. Carol moved that Linda be retained as president. Jim seconded the motion. Motion carried. After discussion it was decided that Carol would be vice-president, Jim would be treasurer and Mike would be secretary. It was also decided that committee chairs would stay the same except that Mike would chair the Architecture Committee and Lon would chair the Social and Rental committees. Jim moved that the appointments be made as stated. Motion was seconded by Carol. Motion carried. Linda said that Paul Canny wanted to be on the Social Committee.

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to the October 19, 2021 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) Our campus is rebounding well with recent rain. The hardwood maples were bright this fall as they should be. Some seeded areas have been mowed at least once which is encouraging with winter approaching. Recent lighting issues were challenging, but resolved. Did you know that the Wellington Greens Staff services and maintains 171 lights? These provide both aesthetic and security lighting. The mulching kit on our mowers have proven to be very effective at making the leaves disappear as well as roll off expenses. We will continue clean up until we run out of leaves (Ha) or receive snow cover. The lights issue at 2331 S 74<sup>th</sup>, units 33 – 36, a fixture in the planter went bad (age) and was abandoned. The lighting problem in the clubhouse also resolved under the renovated stairwell, this was not finished during the project. Six trees were removed and all but one cleaned and soil added to grade. Previous removal sites have grass cover. We are working on distributing wood chips. The annual backflow inspections for the city have been completed and passed. 7101 South Street (Sunbury) water main status is workable, but not ideal. Remember that ice melt products SHOULD NOT be applied to new concrete.

**Resident's Comments: None**

**Committee Reports:**

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

Jim said he wanted to amend his report because a \$6,000 expense was missed; that he would rewrite the report and submit it via email. (The report was submitted to the board by email and the board voted to approve it via email.) It is as follows:  
*I have reviewed the financial statements as of October 31, copies attached. We incurred a loss on the operating statement in the amount \$11,123, we had budgeted for the month at \$14,621. The total revenue was \$1,506 more than budgeted and the expenses were down by \$1,992.*

*Starting with the loss of \$11,123 and adding back our non cash depreciation of \$2,986 and subtracting the increase in the receivables and the decrease in the payables, gives us the \$9,537 decrease in cash to \$105,687 Note that \$2,770 of that is in the Reserve account leaving \$102,917 in the regular checking account.*

*The lockbox fee for October \$207.*

*The balance sheet is in good shape, with \$118,324 in current assets and \$63,348 in current liabilities, the current ratio is 1.9:1, almost 2:1.*

*I would ask that the financial statements be approved as presented.*

*I would like to have a finance committee meeting sometime in the next month to have a preliminary review of our future reserve needs and set up an ongoing schedule to review those needs. With the holidays coming up we may have to wait until the beginning of next year.*

**Golf Committee Report:** Carol said she had nothing to report on Golf except that St Joseph Church contacted her and they are having a fund raiser and requested a youth membership to be given away in a silent auction, but she explained that the Association has more control of the family membership auctions and moved we give them one family membership. Vaughn seconded it and motion carried.

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

10-29-21 7100 OPR No. 16, Darlene Barker to Sharon and Alfred Topil

10-20-21 7221 OPR No. 7, Tessa Warner to Tanner Wachal

10-18-21 2324 S74th St No. 3, Zachary Robbins to Garry and Brenda Pollock

10-18-21 7420 South St No. 8, Edward Shasteen to JMOEH, LLC

**Architecture Committee Report:** Linda said that the owners of No. 5, 7221 South Street wanted to put glass blocks in their bathroom exterior walls for more lighting and asked Mike to take a look at it. Linda said they should submit a drawing or picture.

Linda said she had an email from Leslie Pieper and she wanted to put solar lights at the entry way at 70<sup>th</sup> and Old Post Road at her expense. Discussion was had and Vaughn moved to allow her to put the lights in. Motion was seconded by Jim. Motion carried.

Linda said she will talk to Mike about the letter from Ken Rouch.

**Social Committee.** None

**Landscape Report:** Ash tree at Cambridge was discussed and Dan was directed to cut it down.

**Long Range Planning:** *(Submitted in advance) Vision 2033 is on hold until after the first of the year.* **SUCCESSION PLANNING REPORT:** So far, we have received 23 resumes/applications for the Grounds & Maintenance Supervisor position. We have one enteral applicant, Eric Sheets. The position closes on November 25. I am in the process of developing the interview process for the committee & boards review. Vaughn said we have 23 resumes submitted including Eric from inhouse.

**Concrete:** Jim said he had no report.

**Court Captains:** Linda said she had nothing to report other than we do not have a court captain at Canterbury West, 7221 OPR Numbers 1 thru 16.

**Web Site:** Don said he needed to update the website.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**Newsletter topics:** Yard waste does not need to be separated from household trash beginning December 1. No ice melt on new concrete. Sewer cleanouts. No driving on the grass without talking to Dan first.

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

Meeting adjourned at 7:55 p.m.

**Next Meeting:** The December, 2021 Board meeting is scheduled for December 21, 2021 at the clubhouse.