

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

Present: President Linda Siedhoff, Vice-president Carol Conway, Treasurer Jim Wharry, Jeanne Johnson and Lon Dyer.

Approved absence: Vaughn Carter

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 September, 2022 meeting minutes. Jim moved to accept the minutes and Lon seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) A big thank you to those helping water around their homes and the common areas. With the majority of fall seeding complete, it will help to get as much water as possible in the ground and new grass growing before winter. Aside from a couple days here and there, late October and early November forecast looks to remain warm enough to extend the growing season. It is best to water in the heat of the day (2-4 pm) during fall, as this will help keep soil temperatures up and grass growing. It will not hurt to water trees around your homes as well.

Lookahead – There were another 32 stumps ground, so the crew will continue filling holes and seeding as weather permits. We are preparing for the fall leaf season and will be blowing, mulching and vacuuming nonstop to keep campus clean. Our fall clean-up efforts will also consist of trimming dead branches and cutting back suckers.

Please remember, yard waste bags are for leaves, plant material and small twigs/sticks ONLY! We will not pick up anything containing additional garbage. You can start putting leaves in with your garbage November 30.

Thank You, *Nick Horvath* WG Grounds Superintendent 402-440-1067

After discussion, Jim moved to purchase the 2005 Greens King IV mower. Carol seconded the motion and motion carried.

Nick said to put in the newsletter that the crew will start to do the fall fertilizing. Linda said trees will be given away at Mahoney on Saturday starting at 8:00 AM and that she will email the court captains. It is limited to one tree per vehicle. Nick said he would mention it to the crew. Linda said to put in the newsletter that the garbage trucks will no longer accept leaves in the trash starting November 1. The November 5 Landscape cleanup day was discussed and Linda asked Nick to put a couple of paper bags in each court. Carol suggested that the trash on the 70th street berm be picked up.

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 September 30, 2022, copies are attached.

From operations, we had a net loss for the month in the amount of \$2,400, which gives us on a year-to-date profit of \$37,366. The budgeted income through the year end, September 30, is \$10,775 so we are ahead for the year by \$26,591. Part of that excess over budget is the golf revenues of \$52,251 which \$7,251 more than budgeted.

On the expense side, the building and grounds are \$28,196 less than budgeted due to a lesser amount of repairs and maintenance costs for the clubhouse and the commons area and less landscape improvement costs. Our vehicle expense for the month has a negative \$2,622 due to the recovery of \$3,004 from our insurance for the damages to the truck when it was stolen. This money will reimburse us for the costs of repairs. Our utilities are \$10,134 over budget, due to the high water bills which are \$11,122 higher than budgeted.

There was net inflow of cash during September in the amount of \$5,606. Combine the net income loss of \$2,400 and an increase in receivables in the amount of \$3,137 which is a reduction of cash inflow. There was also the non-cash depreciation expense and the insurance recovery of the equipment lost in the theft which added to the cash inflow. Plus our liabilities went up by over \$4,000 due to the increase water costs.

The balance sheet is in good shape, with \$178,195 in current assets and \$69,819 in current liabilities. The current ratio (current assets to current liabilities) is 2.5 to 1.

The cash is at \$131,566 in the checking account and \$33,273 in the reserve account, for a total of \$164,839. The Accounts Receivables went up \$3,317 to \$17,751 and the Prepaid Dues are at \$23,732 netting out Accounts Receivables to a \$5,981 of Prepaid Dues.

The bank loan is down to \$72,539, of which \$19,688 is current (payable within the next twelve months), the balance of \$52,851 is long term (amount payable beyond the next twelve months). We have 42 more months to pay on that loan at \$1,855 per month, principle and interest.

The lockbox fee for September was \$232.74.

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

Jeanne moved to accept the Treasurer's report. Lon seconded it and motion carried.

Golf Committee Report: (Submitted in advance) I have sold no new memberships in the last month.

I have given out some guest passes. These are for people who want to play the course before they decide if they want to join. In the past, we have not charged for these guest passes. I am going to recommend that we charge \$10/person for these.

Carol asked Nick if the cost of the golf course was 19% of our cost of operations. Nick said it is a 21% to 79% split with the cost of the golf course at 21%. Carol moved that we charge \$10 for a day of playing for guest passes. Jeanne seconded the motion and motion carried.

Administrative Assistant Report: (*Don reported the following deed changes in advance*): Following deed changes to report: On October 11, 2022 **7311 OPR No. 25** from Blaine and Abby Burmister to MAJIC Properties, LLC; On October 7, 2022 **7100 OPR No. 19**, From Marilyn McClanahan to John Reed, and On September 22, 2022, **7200 OPR No. 8** Bonnie Elliott to Martin and Judy Shields.

Architecture Committee Report: Architecture Change Requests- 7100 OPR 19

2 Work Hire letters sent to 7500 SO St #10, Andrew Sorensen and 7101 So St #8, Robert & Teri Miller

Sorensen 's siding is completed

Miller -ground level work completed. Rick Miller billed & paid \$2700. Rick knows Jerry Welton, owner of #7, has been hired for 2nd level painting (siding and eaves). \$3000 deposit pd by WG, total bid for \$6000. John Peterson will do a slight repair on chimney and paint.

8 to 14 90-day notice letters scheduled to go out Nov 1, 2022 – all have work not completed since 2020 compliance assessment.

Planning meeting for Architecture & Landscaping 2023 Assessment scheduled for 10/25/22 at Club house.

WG newsletter info: Starting Jan 2023 to April 2023, Architect/Landscaping annual assessments happening April 2023-May 2023.

Landscape Report: (Submitted in Advance) Landscape cleanup occurred at 7221 South St #7 and 7300 Old Post Rd #2. These owners will be billed for the work done.

A neighbor spoke with the resident at 7300 Old Post Rd #2 and told her that the board was going to cleanup her back patio. The resident said that was fine and she would pay the fee.

The white pine behind 7420 South St #21 was taken down and the stump was ground.

Long Range Planning: (*Submitted in advance*) On Monday October 3, eight graduate students from the University of Nebraska Community & Regional Planning Program

along with Dr. Zhenghong Tang, Professor & Program Director, met at the club house, talked with Nick, & toured the Wellington Greens Campus. Board member Jim Wharry & wife were also present. These students will be assisting in taking the Vision 2033 planning process across the finish line. They have all the survey data along with the focus group input and will most likely be undertaking additional avenues to gather additional data, obtain input, and fill in the blanks as needed. The plan of action, as it sits now, is that they would like to present their proposed process and how they will be contributing to the final report at our annual meeting on November 6, with the objective of having the final report ready sometime around the end of the year. They will have a draft of the proposed process ready for board/committee review on October 31, prior to the annual meeting. Should anyone have any questions/thoughts/etc. please reach out.

Linda said we should allow them five to ten minutes to speak and we need to get their report by October 30.

Concrete: *(Submitted in advance)* None

Court Captains: *(Submitted in advance)* Court captains have been notified to water wherever they can so new seed gets established.

Social Committee. None

Web Site: Linda asked Don if he had talked to Vaughn's neighbor and Don said he had not, but would do so.

OLD BUSINESS: Don was asked to prepare notices to be placed on the court's mailboxes about the annual meeting and landscape cleanup.

NEW BUSINESS:

Newsletter topics: Annual meeting, Landscape cleanup, Crew to fertilize and picking up leaves, where to send dues, remind residents to have their bank change the amount taken out for dues to \$185 and that the garbage trucks start accepting leaves in the trash starting November 30.

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

Meeting adjourned at 7:52 p.m.

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