

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
September 20, 2022**

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

Approved absence: Vaught Carter and Lon Dyer

Staff: Nick Horvath, Grounds Superintendent and Don McIntyre, Administrative Assistant.

Guests: Al and Sharon Topil, Ramsgate Court No. 16

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the August 16, 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) As we continue to battle the extreme heat and drought, there are noticeable effects on trees and turf around campus. To put things in perspective, Lincoln is approximately 13 inches below normal precipitation year-to-date for 2022, and we have only had 1.74 inches of rain since mid-July! Hopefully things will cool down soon and bring some much-needed moisture.

Lookahead – It has remained too hot and dry to seed, but the forecast is finally calling for cooler temps and some rain. This will allow us to get seed in the ground and cross our fingers for a fighting chance to germinate and green campus back up. Again, it has remained too hot for weed control but we will still tackle what we can late September and early October. There were 37 stumps ground, all in the commons areas and we have cleaned up, filled and seed approximately half of them. The rest will be completed over the next couple of weeks.

Nick passed out an equipment request from TurfWerks that included 3 mowers and suggested that the 2005 with a diesel engine with 1920 hours would be the best option. Carol moved that Nick try the 2005. Motion seconded by Jim. Motion carried.

Jim suggested that Nick put in his report that the crew cares for 52 acres of ground.

Resident's Comments: Mr. and Mrs. Topil said they are new residents and just came to watch.

Committee Reports:

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

I have reviewed the financial statements as of August 31, 2022, copies are attached.

From operations, we had a net loss for the month in the amount of \$4,033, which gives us on a year-to-date basis, a profit of \$38,158. The budgeted loss through eleven

months is \$1.440 so we are ahead by \$39,598. Part of that excess over budget is the golf revenues of \$51,057 which \$6,257 more than budgeted.

On the expense side, the building and grounds are \$35,658 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 was a negative \$2,998 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 in the coming months to restore the truck. Our utilities are about \$6,333 over budget, due to the high-water bills which are \$7,076 higher than budgeted. It should be noted we are billing one unit owner each month for excessive water usage.

There was net outflow of cash during August in the amount of \$11,302. There is the loss of \$4,033 plus \$6,739 which does not show on the Income Statement. Part of which, \$4,031 was paid to replace assets which were stolen, plus we paid principle of \$1,603 on our bank note.

The balance sheet is in good shape, with \$169,452 in current assets and \$64,093 in current liabilities. The current ratio (current assets to current liabilities) is 2.6 to 1.

The cash is at \$128,741 in the checking account and \$30,491 in the reserve account, for a total of \$159,232. The Accounts Receivables went up \$63 to \$14,615 and the Prepaid Dues are at \$23,273 netting out the Accounts Receivables to \$8,658 Prepaid Dues.

The bank loan is down to \$74,147, of which \$19,620 is current (payable within the next twelve months), the balance of \$54,527 is long term (amount payable beyond the next twelve months). We have 43 more months to pay on that loan at \$1,855 per month, principal and interest.

The lockbox fee for May was \$250.27.

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

Jim asked if there were any questions. Carol made a motion to approve the treasurer's report. Jeanne seconded the motion. Motion carried.

Golf Committee Report: (Submitted in advance)

I have had interest in the golf course with several calls but no memberships have been sold in the past month. I got one tag ready but the person never showed up or responded to my texts. This is a common problem. Carol said she received a call from John Costello; that he does the Parrish Neighbor of Southeast Lincoln newsletter and wanted WG to advertise in their newsletter with a 1/8th page ad for \$260 a month. Carol said we did not need it and the Board agreed. Carol said we need to talk about fees.

Discussion was had and Jeanne moved that the non-resident golf fees be raised by \$50. There was no second. Linda said it would be tabled until next month.

Administrative Assistant Report: (*Don reported in advance*): Don reported that there were no new deed changes.

Architecture Committee Report: (*Submitted in advance*)

Architecture Change Requests- none

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

Sorensen responded-his siding was delivered- In the meantime, received an estimate from J Tech \$13,609.37 to do job if Andrew doesn't complete.

Millers not responded-work started by John Petersen (he was advertised on our WG website of contractors), estimate \$2700 for ground level and back balcony and 2nd floor sliding door and awning work. Waiting on Jerry Welton, owner of #7, for estimate on chimney, roof, and 2nd level painting (siding and eaves)

1 First Notice sent to owners of 7311 OPR #17 for landscape clean up and painting.

Introduced Annual Architecture & Landscaping Assessment plan to at Court Captain meeting 9/15/22

Starting Jan 2023 to April 2023, notice in newsletter to WG community per Architect/Landscaping annual assessments happening April 2023-May 2023.

Jeanne said Nancy Ediger wants to be on the Landscape Committee. Carol said she would like to stay on the golf and finance committees, but did not want to stay on the landscape committee. Linda said that Sorensen needs to get his siding off of the grass and on his driveway.

Landscape Report: (*Submitted in Advance*) We will need to vote on cleaning up landscaping at 7221 South St #7 and 7300 Old Post Rd #2. Nothing has been done with either of these units. But I need to talk to Exterior Excellence about pulling weeds instead of just cutting them down. If they are not willing to pull weeds, I will have to find another source for cleanup.

Several more letters are going out or have gone out this month. 7415 Tiffany Rd #2, 7415 Tiffany Rd #3, 7311 Old Post Rd #29 and 7311 Old Post Rd #17.

We received \$500 from Teresa Walkenhorst and 2 of her neighbors for taking down the white pine behind 7420 South St #21. Nick is arranging for the tree to come down. The quote for taking the tree down was \$1,000 and we asked the residents to pay half.

Carol moved that the Association clean up 7221 South Street No. 7 and 7300 OPR No. 2. Jim seconded the motion. Motion carried.

Long Range Planning: (*Submitted in advance*)

I'm submitting my planning report now as Donna and I will be leaving tomorrow for Italy, Greece & Turkey, and won't be back in Lincoln until Sept. 30.

We held community focus groups in August and were fortunate to have Lynsey Byers & Renata Valquier Chavez, graduate students with the UNL Community & Regional Planning program, facilitate the sessions. I could have done it, but felt that natural, (*non-board, non-resident*), facilitation was critical to the process. One of the major findings I took away was that WG does not have a lot of community involvement & participation, which is something I think we need to address and investigate what – if anything – might be done about that.

Attached find the sign-in sheets from the focus sessions. Those with checks or stars next to them indicate individuals who expressed an interest in volunteering and becoming more involved.

Also find the facilitator reports for sessions #1 & #2. Lynsey facilitated session #1, both Lynsey and Renata facilitated session #2, but Lynsey was not able to attend session #3 and Renata facilitated that one. I am still waiting for Renata's report on session #3, (*which is one of the reasons I had not gotten this info to the board and committee sooner*). UNL classes started right after the focus groups, they both have jobs, are doing the graduate school thing, and are wife/moms. They are doing this pro bono, so I am thankful for their involvement, but did let Dr. Zhenghong Tang, Director of the UNL Community & Regional Planning program, that we do need to have that information as soon as possible. Don't know if I'll be relying on Renata that much going forward or not.

When I get back in town, I will be meeting with Dr. Tang and a group of students to investigate how they might be able to assist the board & committee as we analyze the data and develop the final report.

Because of business obligations, I won't be able to totally "*unplug*" while out of the country, so if anyone has any questions, comments, whatever, please reach out via email or text. I may not be able to respond immediately but will be back in touch within 24 hours.

Concrete: (*Submitted in advance*) *No report*

Court Captains: (*Submitted in advance*)

The court captains' committee met on Thursday, September 15 at 7:00 p.m. In attendance were Rod and Leslie Pieper, Jim and Pat Wharry, Connie Strohmyer, Annie Votipka, Barb McCuen, Paula Schwarton, Elizabeth Sorenson, Lori Barr, Dave Fries and Jeanne Johnson.

Rosters of each court were distributed asking that they update and get current emails for everyone. It was also agreed to continue to meet twice a year.

Rentals were discussed and the majority agreed that they would like to eliminate rentals.

Nick gave a report on grounds and use of work requests instead of calls and emails. Jeanne Johnson asked for court captain help with reporting issues on architecture and landscaping next year. Meeting adjourned.

Social Committee. (Submitted in advance) No report

Web Site: Discussion was had about Vaughn's neighbor Jo-Ann Russell wanting to help with the website committee and Don was asked to talk to her.

OLD BUSINESS:

Rentals: Linda said our lawyer told us that we would have to grandfather all residents in because they were able to rent their units when they purchased them. She said we will vote on it at the annual meeting.

Annual Meeting/Board nominees: Linda reported that the nominating committee, consisting of Dave Fries, Tammy Hanel and myself have nominated four candidates for the board of directors. They are Rod Pieper, Devonshire court, Jeff Wilson, Wellington court, Mike Behne, Cromwell court and Burke Morrow, Gramercy court. Linda suggested that we have a drawing for a month's dues. After discussion, Don was directed to purchase \$200 of gift certificates at a cost of \$150 and that two \$50 and four \$25 gift certificates be given away at the annual meeting.

Landscape cleanup day: After discussion, it was decided that November 5, 2022 be designated as the landscape cleanup day from 10 am until noon and that dinner be served at the clubhouse at noon. Nick was asked to ask Ryan and Eric if they would work that morning.

Carol said that the Landscape and Architecture committees are going to work together.

NEW BUSINESS:

Newsletter topics:

Electronic billing and Barb's suggestion.

Lon's goodwill picture.

Speed limit on OPR and South Street is 25 and not 45.

Thank you to Harry and Darlene Lipert for fridge in the lower level of the clubhouse.

Board nominees.

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

Meeting adjourned at 8:00 p.m.

Next Meeting: The , October, 2022 Board meeting is scheduled for October 18,

2022 at the clubhouse.