

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
November 15, 2022**

Present: President Linda Siedhoff, Vice-president Lon Dyer, Treasurer Mike Behne, Burke Morrow and Vaughn Carter

Approved absence: Secretary Jeanne Johnson and Nick Horvath, Grounds Superintendent

Staff: Don McIntyre, Administrative Assistant.

Guests: Al and Sharon Topil, 7100 OPR No. 16 and Jim Wharry, 7514 Tiffany No. 4

Call to order: Linda called the meeting to order at 6:59 PM. After discussion Vaughn made a motion that Linda be elected president, Lon Dyer be elected Vice-president, Mike Behne be elected Treasurer and Jeanne Johnson be elected secretary. Burke seconded the motion. Motion carried.

Linda proposed the following committee chairs:

Social – Vaughn Carter

Finance – Mike Behne

Golf – Lon Dyer

Architecture – Jeanne Johnson

Landscape – Burke Morrow

By-laws – Jeanne Johnson

Long-range planning – Vaughn Carter

Concrete – Lon Dyer

Rental - Burke Morrow

Court Captains – Linda Siedhoff

Compliance – Linda Chair

After discussion the above committee chairs were agreed upon.

Linda said the committees should meet at least quarterly

Linda said that Nick suggested that we put no trespassing signs on the golf course at 1, 4 and 7 tees.

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the October 18, 2022 meeting minutes. Lon moved to accept the minutes and Vaughn seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) The past month has been spent prepping for winter. This requires continual mulching of leaves, fall fertilizer, draining the irrigation system and preparing for fall/winter projects. The guys have also been working on the trucks, tractors and blades. Making sure everything is ready to go for snow removal.

Thank you to everyone that participated in the landscape clean-up day. Sounds like it was a success and we had two 20-yard dumpsters from pick-up to get rid of the following Monday. We will make sure to supply more bags next time!

A lot of areas have greened up from seeding and watering, so hopefully we can come out of winter in better shape next spring. More moisture certainly would not hurt! Thank You, *Nick Horvath* WG Grounds Superintendent 402-440-1067

Resident's Comments: Jim said he wanted to thank the Board for their work and to thank Nick and the guys for the work they do.

Committee Reports: (Reports sent in advance are indicated by the color blue)

Treasurer's Report:

Linda sent the financial reports to all board members. Vaughn made a motion to approve the financials. Motion was seconded by Mike. Motion carried.

Golf Committee Report: None.

Administrative Assistant Report: The only deed change since our last meeting is on October 21, 2022, 7410 OPR No 16, Paul Canny to Randall and Janice Brentz.

Architecture Committee Report:

1 new Architecture Committee member – Jan Rice

Architecture Change Requests-

7420 So St #17 – windows

7221 So St #6 - siding

Work hired completed on 7101 So St #8/Robert "Rick" & Teri Miller. Bill for final amount sent via email 11/4/2022 by Jeanne, total due \$7750.00 .

1 – 30-day notice mailed on 11/9/2022 to 7200 OPR #9, Christy Puls for non-compliance of back deck siding.

7 – Non-Compliance letters for not completing 2020 requested repairs mailed 11/9/2022. If work not completed by April 2023, WG HOA will hire contractor to finish.

7111 OPR #2 – Jenise Trautman

7111 OPR #3 – John Janovy, Sr

7111 OPR #4 – Houston Doan

7111 OPR # 9 - Angel Velitchkov

7541 OPR # 3 – Colleen Clark

7221 So St #7 – John Janovy

7500 So St #7 – Denise Witherby

Held planning meeting for Architecture & Landscaping 2023 Assessment on 10/25/22 at the Club house. In attendance were Linda Siedhoff, Mona Way, Anna Votipka, Burke Morrow, Judy Dyer, Tammi Hanel. New survey form being created (still being formatted)-see draft attached. Both teams committee members, with the help of Court

Captains, will complete the 2023 architecture & landscaping surveys starting April, completed by end of May 2023.

Landscape Report: None.

Long Range Planning:

On Monday, October 31, Dr. Zhenghong Tang and the UNL Community & Regional Planning Team presented the VISION 2033 draft report to the WG Leadership Team (*Board, Committee & Staff*), and solicited input from those in attendance. This was a virtual meeting.

On Sunday, November 6, The UNL Team presented the revised draft at the Wellington Greens HOA Annual Meeting.

Monday November 7 to Monday November 14, The UNL Team received written comments from the WG Leadership Team.

On Monday, November 28, at 12:30 PM, The UNL Team will be meeting with Wellington Greens Leadership, at the clubhouse, to present & discuss the proposed draft of the final VISION 2033 Report.

On Monday, December 5, The UNL Team will deliver the final VISION 2033 Report to the WG Board.

I have hard copies of the Draft Report presented at the WG Annual Meeting for anyone interested in reviewing it.

This has been an interesting two-year process and I would like to put out a very special thank you to Dr. Tang and the UNL Community & Regional Planning Team for their awesome contributions in getting us across the finish line on this project.

My thoughts/input on the Vision 2033 process & draft report.

1. One of the main things that came out of the 2033 process was that we need to get more WG residents involved. That's the major reason I have agreed to head up the Social Committee in 2023.
2. There seems to be strong consensus that the Clubhouse is underutilized and should be made more usable.
3. I think we should establish a fund-raising committee. Like a "*Friends of Wellington Greens*" group. Any funds raised would go into a separate WG improvement account that would still be under the control of the board. One of the things on the draft report that caught my eye was "BINGO". Would have to check the legal requirements as it is a form of gambling but is legal in Nebraska for certain groups. Our volunteer fire department in the small town of Lyons CO did Wednesday night BINGO in the firehouse and were able to purchase

equipment, including fire trucks, with the proceeds. Vegas nights might also be a possibility.

4. The idea of a Community Garden seems to have a lot of support, (*although I have heard comments that the community garden on Pioneers isn't all that attractive & I tend to agree*). On the other hand, our daughter has a plot in a community garden in Playa Vista CA, it is all "raised beds" and is very attractive. It's part of a larger well-maintained park and actually adds to the ambiance & beauty of the park. If there was a fee for those desiring a plot it could be self-sustaining & even generate some funds for the improvement account.
5. I tend to agree with Tammy that we should look at the commons area across from the Club House in Cambridge Court. It looks ideal for more of a "park" like setting and could include some smaller inexpensive amenities like maybe a horseshoe pit, shuffleboard court, picnic tables, small tables with checker/chess boards on them, things like that, and could encourage more impromptu socializing within the community.

Please mark your calendars for Mon. Nov. 28 for The WG Leadership, (board, committee & staff), to meet with the UNL Planning Team before development of the final draft report. I will let you know as soon as I have a time

Vaughn said he would like to see a good turnout November 28.

Concrete: *No report. Linda said No. 4 in Kensington had Concrete Doctor do some work and they took out the wrong bushes and wants to put something in the newsletter or website to not recommend them. Discussion was had and it was decided to not do anything.*

Court Captains: Linda said she would like see more court captain meetings.

Social Committee. None

Web Site: I met with Vaughn's neighbor, Jo Ann Russell and she created a website for her organization and thinks ours needs work. I gave her access to our website to look at and make suggestions and have not heard back from her.

OLD BUSINESS:

Linda said Angel Velitchloy wants his own water meter and to pay his own water bills. After discussion, it was decided the association could not do that.

NEW BUSINESS:

Linda said we should put something in the newsletter about residents purchasing memorial benches for \$350 and having a plaque put on them.

St. Joseph requested a donation. After discussion Vaughn made a motion that we donate one family golf membership. Burke seconded the motion. Motion carried.

Discussion was had about having renters sign a receipt acknowledging receipt of WGHA by-laws.

Linda said Nick suggested that we get ALLO for television service. Discussion was had and it was tabled for now and Lon will talk to Nick.

Newsletter topics:

Memorial benches and garbage pickup change November 30.

Lon moved that we adjourn. Mike seconded. Motion carried.

Meeting adjourned at 7:47 p.m.

Next Meeting: The December, 2022 Board meeting is scheduled for December 20 , 2022 at the clubhouse. Don suggested that we put on the agenda for December to change the time of board meetings to 4:00 p.m.