

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

Present: President Linda Siedhoff, Vice-president Lon Dyer, Treasurer Mike Behne, Secretary Jeanne Johnson and Vaughn Carter

Approved absence: Lon Dyer

Absence: Burke Morrow

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

Guests: Al Topil, 7100 OPR #16 and Randy Bretz, 7410 OPR # 16.

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to The November 15, 2022 meeting minutes. Vaughn moved to accept the minutes and Mike seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) This was an interesting fall as we went from 70-degree days to 30's. It was windy and cold, preventing normal fall clean-up. We were finally able to blow and mulch leaves towards the end of November and made it around to all courts, common areas and golf course at least once. Trucks and tractors are serviced and ready for snow removal. Ice melt and gravel were also ordered and ready to go.

Looking ahead, we will continue to service mowers and other lawn equipment throughout the winter. We will be looking at the sewer clean-out schedule to see which courts have been completed and which ones need to be scheduled this spring. As a reminder, most sewer trunk lines are on a rotating, 5-year schedule with a few problem lines scheduled more often (3 years). Notices will be sent out before trunks are flushed so courts can decide if they would like to flush their personal lines as recommended.

As a reminder, all yard waste can now go out with regular garbage until April 1, 2023. Wellington Greens Staff will discontinue yard waste pick-up at the end of the year. Please do not leave bags in islands or along streets. Let me know if you have any questions or concerns.

Linda mentioned that she and Nick discussed updates to the clubhouse and they included taking up the carpet and putting down Laminate, taking out the closet and the inner wall next to the closet and updating the kitchen.

Resident's Comments: Mr. Bretz asked if he was responsible for the four feet around his property and it was explained to him that the crew would mow it, but he could put in plants in that area if he wished. He said he was going to take out the plants that were there and may put in something else.

Committee Reports:

Treasurer's Report: (Sent in advance of meeting by Mike Behne).

I have reviewed the financial statements as of November 30, 2022 copies are attached.

From operations we had net income for the month of 26,913. which gives us a year-to-date profit of 16,457. The budgeted income through the year end September 30, 2023 is 106,561. So, we are slightly behind for the year by (3,088.) Most of the difference is in the green fees revenue which is (2,898.) less than budgeted.

On the expense side, employee expenses are below budget for the year by 8,687. Buildings and Grounds are 6,313 less than budgeted for the year. Total Utilities are slightly below budget for the year by 1,676. Total General & Administrative expenses are below budget by 5,023. Total Expenses are 87,017 and budget is 108,718. resulting in a YTD difference of 21,700.

The balance sheet has 175,415. In current assets and 64,306. In current liabilities. The current ratio (current assets to current liabilities) is 2.7 to 1

Cash is at 114,239.78 in the checking account and 38,867.01 in the reserve account, for a total of 153,106.79 The Accounts Receivable are 26,703.57 and the Prepaid Dues are 17,628.19 netting to 9,075.38 of Accounts Receivable.

The bank loan is down to 70,933.63. Maturity Date is 3/30/2026. Monthly Payment is 1,855.42.

The lockbox fee for November was 230.20

If there are any questions, please contact me. If not, I would ask that the financial statements be approved as presented. Mike made a motion that the financial report be approved. Motion seconded by Vaughn. Motion carried.

Golf Committee Report: (Submitted in advance) Lon said there is no golf report. Linda said we need someone to Marshall the golf course and should look into hiring someone.

Administrative Assistant Report: (*Don reported the following deed changes in advance*): Two deed changes: 11/11/22. 7501 OPR #3, Helen Goltl to Barbara Landell and 11/23/22, 7221 OPR #8, Page Gade to Helli Johnson

Architecture Committee Report: (Submitted in Advance by Jeanne) Kristi Pulls - Letter sent to her Oct 27. per non-compliance. She req extension to Dec 31 - Jeanne approved. She requested paint color.

Randy Bretz requested weather monitor in back yard - approved by Jeanne

Jeanne requested list of all names/addresses in WG. Don sent it. Jeanne looking into Microsoft OneNote as a one source access the committee can use to store all documents/communications.

Jeanne asked Mr. Bretz to paint the weather monitor and he said he would.

Social Committee. (Submitted in advance by Vaughn) I am in the process of establishing the Social Committee for 2023. I have some great volunteers but if any of you know of others I should contact, please provide me with their names/contact info, or have them contact me. We will be setting our first meeting in January.

I do have several people who are judging Christmas Lighting and we will be announcing first, second and third place winners at the end of this week. Don purchased four \$25 Costco gift certificates and we will be awarding two of those to the first-place winner and one each to the second and third place winners.

Landscape Report: None.

Long Range Planning: (Submitted in advance) We will be discussing the **Vision 2033 Report** (attached for those who may not have received it), and what the board feels the next steps should be. I would also like to discuss some sort of appreciation for the UNL team. After discussion it was decided to discuss fund raising at our January meeting. Also, after discussion, it was decided to start having a free coffee for residents with the first one being January 10, 2023 from 9:00 to 11:00 a.m. at the clubhouse. Vaughn said he would talk to Dr. Zeng about what we could do for the UNL team.

Concrete: None.

Court Captains: (Submitted in advance) I will call a court captain meeting in January as residents feel the court captains aren't meeting enough. Also, Burke Morrow was to ask Lisa Hayes if she would be the court captain for Gramercy Court, #11-16. We are in need of two other court captains for Canterbury Gardens and Canterbury West.

Web Site: None.

OLD BUSINESS:

Committee Meetings: Linda said she would like each committee to meet in January.

Email Invoices and Newsletters: Linda said we have it down to only having to send five or ten hard copies by mail.

NEW BUSINESS:

Accountant: After discussion Jeanne moved to hire Bryant, Katt and Associates to prepare our taxes in the future. Vaughn seconded the motion. Motion carried.

Discussion was had and Jeanne made a motion to increase the amount of funds that go into our reserve account by \$5 per month. Mike seconded the motion. Motion carried.

Newsletter topics: Free coffee at the clubhouse. Golf Marshall. Volunteers for committees.

Vaughn moved that we adjourn. Jeanne seconded the motion. Motion carried.

Meeting adjourned at 5:00 p.m.

Next Meeting: The January, 202 Board meeting is scheduled for January 17, 2023 starting at 4:00 p..m. at the clubhouse.