

WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION

BOARD MEETING

June 5th, 2019

Kolbe House

The meeting began at 7:30 AM. The meeting was adjourned at 9:00 AM

Attendees

Board Members: Deb Pirkel, Bob DesJardin, Jerry Kolbe and Pat Osol

Financials

- The current checkbook balance is about \$32,000. We currently have no outstanding invoices. We have not received any invoices on the lawn work from Quality Lawncare. The invoice from Lang's for all of the Spring plantings and mulch have been paid. The April financials had been posted and take note that the year's snow removal was reflected in those financials. Our total for snow removal for the year is just under \$36,000. We had budgeted \$23,000 for this expense. We will have to review that for next year as we have incurred two years of increased costs in snow removal.
- Our largest expected expense for the summer will be the lawn care of which we have budgeted \$30,000.

Landscaping

- The berm behind the new construction on Wayside will be going in the week of June 17th. At that time Langs will finish the lawns of the 3 new construction homes.
- A walk around is scheduled to look at plants that need to be replaced and any other work that needs to be completed.
- The fronts scheduled for upgrading this spring have been done.
- Quality Lawn is going a great job on the weeds and the lawns are looking good. Quality will also clean up the shooters around the trees in front of the condos.
- Applied Ecological came last week and sprayed for weeds and removed some unwanted buckthorn bushes.

Buildings

- The more important items on the repair list and recent water-related issues have been completed. Work on remaining items which are mainly cosmetic will be done as weather permits. It is important owners that have gutters that are overflowing, they should send a gmail to the Board as it is most likely a bird nest that has to be removed.
- There are numerous lanterns that have chipped paint. Touch-up painting is not a viable choice and the base and/or collar above it will have to be replaced. We are looking at a long term solution which will probably be replacing the lanterns over a period of time.

- There are also numerous mailboxes that are showing the effects of long term sun exposure and they also cannot just be touched up with paint. They will also have to be gradually replaced. (many are 12-15 years old).

Miscellaneous

- If you have signed up, please remember that Water's Window Washing (this is at the owners expense) will be here on Tuesday and Wednesday June 11th & 12th for the spring window cleaning. Also, please remember to remove your screens prior.
- The Annual Warner Creek Association Picnic is Tuesday June 11th and will be held at the new Town Center Park. The festivities kick off at 4:00pm. Please remember to contact Chris Kuehl (920-882-0590) or Ashley Nalepka (920-619-2699) if you plan on going so that they can plan appropriately. See you all there!

Attached is the latest and greatest owner's directory. Please print and review . Send any additions and/or corrections to the g mail account. Delete any previous copies.

Thank you.

Warner Creek Board of Directors