

WARNER CREEK CONDOMINIUMS OWNERS' ASSOCIATION (WCCOA)

2019 Annual Meeting

Monday, October 7, 2019

6:30 – 7:30 P.M.

Appleton Alliance Church Main Worship Center

Call to Order by Deb Pirkel at 6:38 P.M.

WCCOA Calling of the Roll

Deb called for the reading of the roll and requested that owners raise their hands when their name was called. Those with Proxies presented them at this time and received a ballot. 48 owners were present constituting 35 votes and 13 proxies.

Approval of October 2018 Association Meeting minutes

A motion was requested to approve the 2018 Annual Meeting minutes. Joan Smith so motioned. Kay Rorabeck seconded.

Landscaping – Bob DesJardin

- The Landscape expenses are based on 5-year averages and due to the higher than average rain falls this spring and summer it has been necessary to cut grass more frequently. We did not experience the typical July into August drought as in past years.
- Renovation of the front planting areas has been completed in a majority of the homes. Many that were first addressed in this 6-7-year program are already experiencing overgrowth. In an effort to be cost effective, healthy well-established plants will be thinned from these completed and overgrown front areas and used where needed. The several front yards yet to be completed will benefit from thinning out of undesirable, dead and overgrown plantings and having these healthy well-established plantings added to the front areas. In transplanting these front areas, we realize that there is no guarantee that the plants will survive but replacing the few that may not will be much more cost effective than the average cost of \$4000 - \$5000 to completely redo a front yard. This does not mean that we will not be redoing a yard where it is needed, but rather saving on those that will benefit from thinning. This work will be completed by Ranger Services at the cost of approximately \$300- \$400 per home were needed. Complete renovations will continue to be completed by Lang's.
- We have added 7 new homes over the past 2 years, and we continue to work with the landscapers to ensure that all weed control and plants are maintained. Trimming of the plants occurs 3 times per year. We understand that plants may require trimming between these scheduled times and that is okay if owners trim some plants in their front yards with notification and guidance. What we would ask is that owners email the

board with the work they wish to do. A board member will stop by, address it with the owner **prior to trimming** and the work can be completed at the correct times and in the correct manner. We understand that you as owners take pride in the appearance of your front yards and while some of you are capable of performing this work, others are not. Please be assured that we will continue to provide this service. As for trees – This trimming will continue to be done by Ranger Services or a Board member when instructed.

Buildings – Jerry Kolbe/Deb Pirkel

- Snow removal people will still offer shoveling under 2 inches at owner's expense. The cost of \$25 will remain the same.
- Stakes will be put in to indicate choices by owners concerning ice melt etc. Please remember to move your garbage cans away from the stakes.
- We are still interviewing handymen for our neighborhood.

Financials – Dan Stojak

- The 2020 budget was presented. The additional cost of snow shoveling for 2018/2019 was noted.
- Reminder: The Association carries Liability Insurance only. Owners are required to carry insurance on their personal dwelling and property.
- If you are an owner who wishes to pay monthly fees for several months at a time and in advance, please do not send in any dues for 2020 until January 1st. By doing so you the 2019 books can be closed properly without credits carrying over.
- All Financials through September are posted on our website.

Election of Officers

- Two positions are currently open for election. Dan Stojak and Deb Pirkel have both offered to run again. There were no nominations from the floor.
- Mike King made a motion to forego the collecting of ballots. The motion was seconded by Cheryl Allen. The motion carried.
- Congratulations to Deb Pirkel and Dan Stojak who were elected to serve for the next 2 years.

Holiday Party

- The holiday party will be held on December 5th at the Appleton Yacht Club. More information to follow.
- The Summer Picnic will be June 16th at the Grand Chute Town Park.

Highway 41 Expansion – Mike King

- Mike King provided a handout to update owners on the Hwy. 41 Expansion. Owners should read and respond directly to Mike King with information. The handout will also be attached to the minutes when are sent out.
- Input from the residents would be welcome and helpful

Comments – Deb Pirkel

- FAQ Pamphlets were handed out to residents This document will also be attached when the minutes are emailed out.
- Please remember to email questions and requests for repair to the board email.
- There is a form on the website for Alterations to your unit. Please submit with a proposal for the work you are doing along with a licensed and bonded contractor.
- Fall cleanup will be scheduled. Flowers with pots can be placed at the curb. The pots will be left behind.
- If you have an extreme circumstance during snow removal season, please notify the board and your unit be moved to the top of the list. The Snow Removal company will be notified and will do their best to accommodate.

A Motion to Adjourn was made by Joan Smith and seconded by Kay Rorabeck. The meeting adjourned at 7:18 P.M.

Warner Creek Board of Directors