

WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION

BOARD MEETING

APRIL 27, 2020

ZOOM MEETING VIA COMPUTER

The meeting began at 8:00 A.M. The meeting was adjourned at 9:30 A.M.

Attendees

Board Members: Deb Pirkel, Jerry Kolbe, Dan Stojak and Pat Osol

Financials

- Our current checkbook balance is \$57,220. This balance takes into account all invoices as everything has been paid. I do not think we have any outstanding snow removal invoices, but we now will be seeing the spring landscaping invoices coming.
- We will be monitoring the balance as this is the first year that the Association is full and more landscaping and lawn work will be done this year.
- All of the special assessment funds have been received and regular monthly assessments are current.

Landscaping

- Kyle with Lang's says that mulching will be in early May.
- Talked to Karen, Ranger Services. They can do spring clean-up but cannot give us a solid date at this time.
- They will not be able to transplant shrubs or replace any trees that were removed in front of 3834 and 3854 Crosscreek and 3170 Ryegrass until they get the OK.
- Cory from Quality Lawn inform as to when they can start cutting. We may have the same crew as last year, which is a good thing.
- All lawns were fertilized Monday April 27th.

Buildings

- The first Wil-Kil application for 2020 will start on Monday, May 4, and the program will end by Monday, May 11, subject to weather conditions. The applications for all units will not be completed in one day as in past years, since Mike Pelky, our previous technician, is no longer with Wil-Kil. Due to COVID-19, these applications will NOT include garages and basements, so owners will not have to be present on that day.
- Our annual spring walk-around was completed last week. There were not many items in need of repair. One of the black decorative fences will have to be reattached and there are several downspout extensions that will have to be repaired. There are several privacy fence posts that have risen because of the frost and they will be addressed later this spring when the frost is gone. There are numerous units that have experienced mold on the siding that will hopefully be power washed this weekend before the Wil-Kil application next week.
- One project to be completed over the next several months will be the cleaning of concrete pillar caps that have accumulated mold and lichens over the years.

- There was a discussion about the paint issues with the mailboxes and lanterns, both with fading and chipping. The chipped mailboxes would have to be completely repainted since the black touchup would not match the rest of the faded mailbox and newspaper holder. Regarding the lanterns, we do have a limited inventory of bases and cones to replace the chipped ones. Repainting the chipped lanterns could also be done. No action plan was established and we will discuss this again at our next meeting.

MISC.: Report

- Water's Window Washing is scheduled for May 26th. Owners will receive emailed sign up information on May 1st,
- Snow Removal Repairs: A walk thru was completed earlier this month. Curb and grass
- 2020 Association Picnic: The 2020 Annual Neighborhood Picnic has been cancelled due to current restrictions per the governor of the state of Wisconsin. We moved the reservation to June 15th 2021. We will keep you updated regarding the 2020 Christmas Party.

Thank you.

Warner Creek Board of Directors

Revised contact list is also attached. Please print and replace the list in your red binders.