

## WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION

### BOARD MEETING

August 18, 2020

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

#### **Attendees**

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

#### **Financials**

- At the present time, we have a checkbook balance of \$64,058 with all invoices paid. We have not received the June or July invoices from Quality Lawn Care, which could be significant due to the necessity of all the lawn mowing.
- I would like to again thank everyone for their prompt monthly assessment payments.

#### **Landscaping**

- Quality: Most of the downspouts are taken care. The black edging is still set to be taken care of this fall.
- Ranger: Talked to Ranger and they plan on driving through the Association on a monthly bases, to check on the plants and if some need to be removed and replaced, they will let the board know of cost before they do anything.
- Lang's: They only have a couple things to do and they will be done.
- Parts for the fountain should arrive this week.

#### **Buildings**

- The re-painting of chipped and/or damaged lanterns is progressing with 31 lanterns already done and the remaining 13 lanterns to be finished over the next month.
- Another project to be scheduled over the next several months will be the gutter cleaning of the shingle granules that have accumulated over the years . This is not a simple process like blowing out leaves and other light debris. These granules will have to be manually scraped out of each gutter and this is a time- consuming process.
- The final Wil-Kil application is scheduled for Wednesday, September 16. Garages can also be done at that time but basements will not be done due to the Covid situation. A reminder note will be sent in early September with information on the time of the application and procedure for the garage spraying.
- Our handymen, Glen Gostas and Mel Johnson, have both been involved in recent repairs.

#### **MISC.: Report**

- There is currently one home in the Warner Creek neighborhood for sale at 3834 Crosscreek (Johnston Home). Please be reminded that should you find it necessary to leave our beautiful neighborhood, the Warner Creek website does contain a Real Estate section. Please provide the

[boardofdirectorsatwccoa@gmail.com](mailto:boardofdirectorsatwccoa@gmail.com) email address to your realtor, have them send us the contact information for sales inquiries, and we will add it to the website.

Should your contact information change, please send it as soon as possible to the board email so that the directory can be updated.

- Several homes in the neighborhood have been sold recently. 3801 Crosscreek (formerly Carol Diehl's Home), 3129 Ryegrass (formerly Burns/Pagel Home - 4-Plex unit), 3793 Crosscreek (formerly Hugh's Home), 3149 Ryegrass (formerly Bayerl/DeBaere Home) is also scheduled to close soon. We will be updating the Directory once all contact information for the new owners has been received.
- The Annual Warner Creek Condominium Association Meeting is scheduled to take place Monday, October 5th at Appleton Alliance Church. In early September Owners will receive updates regarding the requirements necessary to attend the meeting safely as well as the annual packet information needed for this meeting.
- The next board meeting will take place on September 2<sup>nd</sup> where we will finalize the Annual Meeting (scheduled for October 5<sup>th</sup>). Three board positions are open for election this fall: Jerry Kolbe, Pat Osol and Bob Desjardin. Bob Desjardin and Jerry Kolbe are electing not to run this year due to other commitments. Should you wish to be placed on the ballot or nominate an Owner, please email the board with your intent by September 1, 2020.
- Owners are reminded that all items to the board should be communicated via email. This is the quickest way to receive a prompt, accurate response to schedule a repair, receive approval for work you wish to have done to your home or receive an answer to a question. By sending your communication via email, the correct board member responsible for answering your question/concern will be able to respond timely. Email also allows for a paper trail regarding work completed to your home and issues that may be of concern. Please remember that this is a volunteer board and you will receive a response within 72 hours (unless deemed an emergency). Be assured that contracts are in place for general work required and annual repairs/treatments. Once work is completed, board members walk through the neighborhood and remain abreast of potential needs or concerns. There is no need to communicate these items.

### *Warner Creek Board of Directors*

There will be several changes to the Owners' Directory in the next couple of weeks. The updated directory will be sent out after those changes are completed.