

WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION

BOARD MEETING

July 20, 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 \$55,834 with all invoices paid and no outstanding invoices. The June Financials have been posted and we are slightly ahead of budget on income and significantly below budget on expenses.
- Our residents continue to remain current on the monthly assessment payments. Thanks to all for that.
- Income Taxes and preparation fees have been paid. We seem to be in sound financial condition for this time of year.

Landscaping

- Lang's came out and took care of the plants that needed replacing, and removed the bales of hay by the new berm. They need to come back and plant grass where the bales were. They also need to put more mulch around the tree behind Heenan's. I also talked to Tom from Langs about filling some of areas in of the new grass that was planted.
- Quality Lawn Service will be redoing the screws on the downspouts the week of July 27th. In the fall they will repair the edging that needs to be done.
- I think the cutting of the grass has been much better as well as the trimming. I talked to Corey and told him the weeding has been terrible. He was going to have Brandon and Jamie do that.
- They will also be cleaning up the wood chips behind behind Bells, and Rorabeck, where the stumps were removed and putting new dirt and planting grass seed.
- We have had Ranger take over the plantings in the front, which has been a big savings to the Association. Also they have a list of plants and trees that are allowed .
- They will continue with the spring, mid-summer and fall trimming and clean up. Also we will have them doing the mulch in the spring next year.

Buildings

- All of the individual unit repairs have been completed and the repair list is now empty for the first time in many years. Future siding repairs will take much longer since there are no distributors of our Craneboard siding left in the Valley or Green Bay. Siding will now have to be picked up in the Milwaukee area.
- One of the next projects to be done in the next several weeks will be straightening and securing 4 of the mailbox posts. Also, the longer term project of painting and/or replacing damaged lanterns and lantern parts will start. This project will take several months because of the difficulty in removing the chipped paint from the cast aluminum parts and repainting. Lanterns may be gone for a day or 2 if they are being repainted. This project was last done 8 years ago in 2012.

- Just to mention again, when we have huge downpours of rain like we had in the last several weeks, the size of the gutters and pitch of the roofs will cause the gutters to overflow. The main concern would be if water was not flowing out of the downspouts and they were plugged because of debris or bird nests, then the Board should be notified.
- Glen is still doing work out here and Mel Johnson also has been doing several jobs for both WCCOA and some owners.

MISC.: Report

- There is currently one home in the Warner Creek neighborhood for sale. 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 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) has closed, 3149 Ryegrass (Bayerl & DeBaere home) will close in August and 3129 Ryegrass (Burns/Pagel - 4-Plex unit) is also scheduled to close in the near future. We will be updating the Directory once all contact information for the new owners has been received.
- 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.
- The annual meeting is tentatively scheduled for October 5th at Alliance Church. Three board positions will be up for nomination/election. Bob DesJardin has decided not to run again so his name will not be on the ballot.

Warner Creek Board of Directors

Attachments:

Revised By-Laws – please read and review and make note of changes.

Revised Owner Contact List.