

WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION

BOARD MEETING

June 4, 2020

The meeting began at 8:00 A.M. The meeting was adjourned at 10:45 A.M.

Attendees

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

Financials

- **At the present time we have a checkbook balance of \$59,971 and this takes into account all invoices being paid. The final snow removal invoice from Quality Lawncare has been paid and we ended the year just under budget for snow removal. The other larger invoice paid was for the mulch. We have also paid the early season pond management invoices from Wisconsin Lake and Pond.**
- **We have received the check from Lamar signs for the rental space for their sign. This amounted to \$2700 and is included in the checkbook balance.**
- **The May Financials should be finalized soon.**

Landscaping

- Lang's have some plants to replace that are under warranty. We have requested they remove the bales of hay they left behind.
- Ranger will be reviewing our properties. Some areas will be thinned out, some trees and shrubs will be replaced. They are tentatively scheduled for June 10th to remove shrubs, stumps and plants requested by the Board. They will also remove the tree behind Rorabeck's home and the wind damaged trees at Murphy's and Bell's. After that is complete, they will look at areas and order new plants. We will have them review the properties every year and advise what needs to be done.
- We are having some positive things happening with Quality Landscaping but it still is a work in process.
- Jacci Weber has been added to assist with landscaping and she will make a great addition. We need a lot of work done on the borders around the houses. Quality will start repairs when the mowing season slows down.

Buildings

- May was a busy month for repairs and projects. There were 169 concrete pillar caps that were power washed, some for the first time on 16 years. 22 units had patches of molds on the siding that had accumulated over the winter that were also power washed.
- There were 11 white privacy fence posts that had risen out of the ground that were repositioned into the ground. There were 4 broken downspouts that were replaced and also 4 lanterns that had loosened and those were also repaired. One of the front black fences had to be re-attached after coming loose from snow removal.
- A few more issues have come up that will be repaired in the next few weeks with water related issues addressed first. We will be outsourcing some repairs in the future to larger reputable vendors if these issues become more complicated and not able to be done by our handymen.

When all repairs to units have been completed, the loose mailbox posts will then be straightened.

MISC.: Report

- There are currently several homes 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.
- 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.

Thank you.

Warner Creek Board of Directors

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