

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 \$60,700 with all received invoices accounted for. We have received the June invoice on lawn work and it has been paid. We are awaiting the July and August invoices.
- The July financials have been completed.
- The 2021 Budget has been approved by the board and will be available in your meeting packet.

Landscaping

- Most of the downspouts have been repaired
- Projects yet to be done are the edging, fall clean up with Ranger and Quality which will occur in October and 1st of November.
- Stump removal this week for the areas which will receive the new trees. Ranger will be planting the new trees at the end of September or 1st of October.
- Will be meeting with Cory for the contract for next year lawn and snow removal
- Aeration of the lawn will be performed this fall.
- The pump on the big pond has been repaired.

Buildings

- The remaining lanterns with chipped paint should be re-painted within the next 2 weeks depending on the weather.
- As we get into the winter months, it is important that if the mailbox doors get frozen shut, objects should not be pounded on these doors as this has caused the paint to chip and these mailboxes will not be re-painted.
- As we head into the fall months, there will be several gutter cleanings for leaves and the larger project of removing the shingle granules that have accumulated in the gutters over the years. As these granules are blown out of the gutters, there will be an accumulation of granules on the ground that will eventually go away.
- The final Wil-Kil application is scheduled for Wednesday, September 16. A separate email will be sent to owners next week.

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 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.
- Due to current restrictions regarding Covid 19 and the concern of the health of our neighbors and friends, the Annual Warner Creek Christmas Party has been cancelled.
- 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. If you are not comfortable attending, please be sure to send your proxy with an existing member.
- 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. 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.