

WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION

BOARD MEETING

April 7, 2021

The meeting began at 7:30 A.M. The meeting was adjourned at 9:15 A.M.

Attendees

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

Other: Jeff Voigt

Financials

- At the present time, the checkbook balance is about \$72,000 with all invoices paid. That includes the invoice for snow removal through February. I do not expect a large invoice for March,
- We have made some pre-payments for services in 2021 and are in good financial condition going into this Spring and Summer
- **Landscaping**
- Plantings - Karen (Ranger Services) and Ted will be reviewing all spring replacements and planting over the next few weeks. The approved plantings will be completed as weather and temperatures permit. The mulch will be top dressed in May.
- Lawn Boyz – The fertilization contract (per Lawn Boyz recommendations) will begin shortly. Treatments will be similar to past years. Our aeration performed this past fall should help the grass to improve this year.
- Mowing – The snow removal crew has been contacted regarding stake removal and replacing the clumps of sod from the plow SOON.
- All 2021 Contracts have been negotiated and are in place for the 2021.

Buildings

- All projects from 2020 were completed.
- After the spring walk-around, a work schedule for 2021 will be established.
- The 2 Wil-Kil applications for 2021 have been scheduled with the first application happening on Wednesday, May 5. More information will be sent to owners as we get closer to that date.
- We are still looking for another handyman to add to our vendor list for projects in WCCOA and also another choice for owners needing work done in their units

MISC.: Report

- **Spider & Wasp Spraying:** As in previous years, the association contracts with WilKil Pest Control each year for a Spring and Fall pest control spraying of the exterior of each home. Also included in this service is a spraying of your garage. Owners are not responsible for the expense of this service as it is performed at the expense of the association. Additional information will be supplied as the application date nears. **Owners should not contact WilKil directly.**
- **Spring Window Washing:** This service is organized by the board as a courtesy for those owners interested in participating. Cost for this service is the responsibility of the individual owner. We are currently waiting for a service date regarding this springs window cleaning. Owners will receive an email to sign-up for this service once a date has been confirmed.

- **Pet Policy:** Just a reminder that per the Town of Grand Chute and your Warner Creek Rules & Regulations, owners are responsible for cleaning up after their pets. Also, pets are to be walked on the roadway and not to use the common area for urination as it affects the grassy areas. Per your Rules & Regulations - Owners are restricted to two pets per household.
- **Snow Removal Repairs:** The snow removal company has completed a walk thru and repairs are scheduled – weather dependent.
- **Landscaping:** We understand that everyone is anxious to move into spring with warmer weather on the horizon. Please be patient while the board works to schedule spring clean-up, mulching, fertilizing, repairs, replanting and all the other necessary work to ready our neighborhood for summer. Please do not email us requesting dates, etc. We are working to schedule all these services. As we all know, snow in April is not unusual in Wisconsin.
- **Spring Mulch Application:** A contract with Ranger Services to have our annual top dressing of mulch installed is in place. As soon as product is available and weather permits, Ranger Services will be out to complete this work. We anticipate a May date.
- **Spring Walk-thru:** You may see several board members and contractors walking throughout the neighborhood over the next several weeks in preparation for the spring work that is scheduled. Please allow them to complete this process without stopping to inquire as to scheduling, updates, and items that are noted during the walk thru. Should you have specific concerns, as always please email them to the board.
- **Repairs:** Should you have a question or concern regarding a repair, please email the board and we will be happy to respond. As with landscaping, these items are addressed during the Spring walk thru.
- **Fountain Installation & Pond Maintenance:** Wisconsin Lake & Ponds will complete the fountain installation and maintenance as weather permits.
- **Zinnia Planting:** The zinnias were ordered in early January and will be planted in May as in the past. According to the greenhouse, they're looking good.
- **Board Meetings:** The board meets monthly April thru October to conduct required association business. Minutes of these meetings are published via email to all owners and can be found on the website. These meetings are open to owners by request only. Should you have an item you feel necessary for board discussion, please email us to be placed on the agenda.

We would like to take this opportunity to remind owners of the pet regulations within the association. Please be considerate of other owners who choose not have pets regarding the lawns.

Per the Rules and Regulations:

- Pets are to be leashed and with an owner at all times when outdoors.
- Pets are not to use grassy areas within the association for urination or defecation. Whatever alternate location is used to walk your pet, it is important that you clean up after your pet immediately. Urinating on the grassy areas causes the grass to discolor and die. When this occurs, owners are responsible for replacing lawn repairs.
- Pet stakes are not permitted as this causes problems for the lawn care staff.

Warner Creek Board of Directors

