**WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION**

**BOARD MEETING**

**July 7, 2023**

**ATTENDEES:** Deb Pirkel, Jerry Kolbe, Dan Stojak, Pat Osol, and Rhonda Uschan

**Financials**

* At the present time, we have a checkbook balance of $4,194 with all present invoices taken into account. These invoices include Quality Lawncare invoices through May, Bob and Dave's Invoices and TWIF for the website.
* This would not include the shoreline project, the sump pump drainage project, the road repair, or the pond fountain replacement. The remaining cost for these projects, not including the road repair, totals $16,657 with an additional amount of $14,700 for the road repair sealing
* We will continue to monitor the payments being made on the revised fee schedule.

**Buildings**

* One unit remains for a scheduled roof repair.
* One owner has chosen not to repair the roof.

**Landscaping**

* **SPRING WALK -THRU:** The 2023 Spring Walk-thru has been completed. Items noted will be addressed throughout the month of July.
* **EDGING**: Edging work has begun for 2023 and will continue throughout this summer. This is an ongoing project that is monitored by the board each year for those units’ requiring repairs.
* **SMALL POND FOUNTAIN:** The fountain on the small pond has failed after 14 years. Per Wisconsin Lake & Ponds it would require replacement. This fountain was not part of the original landscape plan of Warner Creek Condos but was added and purchased through the generosity of the O’Neill’s. The decision to replace this fountain will be discussed by the board. Replacement cost is: $3,527.61. Should the decision be to replace, this would not occur until spring 2024.
* **BAYORGEON SUMP PUMP REPAIR**: We will receive an updated proposal for the repair. This proposal is slightly higher than the original but includes a small amount of additional material as well as concrete. repairs. Repairs will take place the week of July 10th.

**MISC. Items**

* **DIRECTORY INFORMATION**: Please remember should your email or phone number change you must notify the board via email to keep our Directory current.
* **ASPHALT SEAL COATING:** An updated bid has been received and the board will be meeting to discuss this new proposal. It was anticipated that the work may be placed on hold until 2024 due to the financial constraints after a difficult winter in which snow removal exceeded budget by $25,599.71
* **FIRE HYDRANT PAINTING:** Per the Town of Grand Chute, our fire hydrants are scheduled to be painted sometime this year. A specific date could not be given.
* **TDS** – Fiber optics are scheduled to be added to the area and TDS is requiring our permission to access for installation.

WCCOA Board of Directors