**WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION**

**BOARD MEETING**

**June 7, 2023**

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

**Financials**

* At the present time, there is a checkbook balance of $6,087 with all received invoices paid and accounted for.
* The new fee schedule has begun with the June Assessment Payments. It appears to be going smoothly at this time. There were 10 payments made for the month with the old fee schedule. These are being corrected.
* There are 3 larger projects that will need to be addressed. That includes the asphalt sealing for the road, repair of a storm sewer line, and completing the rip rap project to prevent further erosion on the large pond.
* The Board reviewed the current projects and costs. A decision was made to move the asphalt project to 2024 due to our current finances. The project involving homes is a necessity as the soil erosion is compromising the stability of the structures. Also, we went over on the snow removal budget by $17K.

**Buildings**

* Several Board members will be doing the spring walk around om Monday, the 12th, to determine if there was any damage over the winter and this spring.
* One roof that was damaged from last spring’s hailstorm is left to be repaired and should be scheduled in the next month.

**Landscaping**

* **SPRING BED PLANTING**: The Association will once again be planting flowers at the front areas of all owners. Planting will take place (weather permitting) the morning of June 7.
* **PLANTINGS**: The Board will be performing a Spring walk-thru June 12th for building issues and plants that may not have survived this winter. Please note that this walk thru is time, weather and vendor permitting. Plants are not addressed until mid-June when all planting have fully emerged. **Please DO NOT contact the board prior to JUNE 12th regarding a planting issue. The plants need time to recover after our long winter.**
* **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.

**MISC. Items**

* **MARK YOUR CALENDAR!**
* The Annual Warner Creek Summer Picnic will take place on June 13th at the Grand Chute Town Center Park Shelter. Thank you to Rick & Karen Langdon for stepping up to assist in keeping these gatherings going. It will be great to see all our neighbors once again.
* **DIRECTORY INFORMATION**: Please remember should your email or phone number change you must notify the board via email to keep our Directory current.
* **PATIO POWER WASHING:** Water’s Window Washing has notified us that any owner wishing to schedule a power washing of their patio for $90 should contact Dan Waters at (920) 858-3044.
* **CURB REPAIRS:** Quality Lawn Care completed our curb repairs.
* **ASPHALT SEAL COATING:** A bid has been received and the board will be meeting to discuss the proposal. Proposed cost is $17,400.
* **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.
* **THANK YOU, JEFF!** A big shout out to Jeff Voigt for keeping us beautiful and painting our entrance Parking Signs.

WCCOA Board of Directors