**WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION**

**BOARD MEETING**

**May 10, 2023**

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

**Financials**

* At the present time we have a checkbook balance of $5,256.42 That is will all invoices being paid, including the prepayment deposit for the shoreline rip-rap to be installed by Bob and Dave’s.
* The new fee schedule is scheduled to begin in June. At this time, there have been 6 payments for June based on the current fee schedule. All 6 have been contacted and asked to submit the difference for the increase. I will continue to monitor the current payments
* The bid for the sump pump drainage project has been received in the amount to $5,280.00

**Buildings**

* The first Wil-Kil application was completed on May 3 and the next and final application is scheduled for Wednesday, September 13.
* There are 2 condos remaining to have roofs replaced this spring.
* A spring walk through will take place in June to see if there was any winter damage and which units will need power washing this fall for mold.

**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) end of next week.
* Owners will soon see landscape companies in the area preparing our neighborhood for another beautiful summer. New mulch will be added to beds this spring. Please remember that owners are not to communicate with the vendors or the staff. Doing so often confuses the line of communication already established giving direction for work to be performed.
* **PLANTINGS**: The Board performs a Spring walk-thru 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 15th regarding a planting issue. The plants need time to recover after our long winter.**

**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 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.
* **SPRING WINDOW WASHING:** Dates for the Spring Window Washing for those owners choosing to participate is May 15th & 16th. Details to follow.
* **CURB REPAIRS:** We will once again look for someone to complete curb repairs. Hopefully this year yields a better response.
* **ASPHALT SEALCOATING:** We are waiting for an updated proposal in order to schedule for later this summer.

Board of Directors WCCOA

Just a reminder: We have a website for our Association. It is full of useful information as well as housing the Financials and the Minutes. All of the Condo Documents are there as well as a monthly useful calendar. There is so much contained, please take a few minutes to look at it.

Website address is: https://warnercreekdondos.net

A revised copy of the Owners’ Directory is attached. Please review for accuracy. If changes need to be made, please email the changes to the Board of Directors G Mail. Thank you.