**WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION**

**BOARD MEETING**

**August 11, 2023**

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

**FINANCIALS**

* At the present time, the checkbook balance is $33,342 with all invoices received and accounted for. We will be monitoring the special assessment payments as they are received.
* The loan has been approved up to an amount of $30,000. Community First has been notified that a determination of the exact amount of the loan will be made shortly after the extent of the early payments collected is known. The loan amount should be lower than expected.

**LANDSCAPIING**

* North Wetland Pond: The erosion/shoreline project is scheduled to begin August 21.
* Small Pond Fountain: It has been approved to include a new fountain in the 2024 budget (funds permitting) to replace the previous fountain which failed. After further conversation with Wisconsin Lake and Ponds, re-installing a fountain will create aeration of the pond helping to limit the number of treatments required to control undesirable vegetation and algae.
* Possible 2024 Project: We have requested a bid for a planting project which will include a small garden sitting area to be created at the first island on Ryegrass Dr. in 2024 (funds permitting). This will enhance the curb appeal as you enter from Ryegrass Drive.
* Dead Pine Tree: It has been brought to our attention that there is a dead pine tree behind 3145 Ryegrass Drive. The tree is scheduled to be removed and a new tree installed in fall 2023.
* Ash Trees: The ash tree at the first island at Ryegrass Drive as well as three ash trees on Wayside Lane (3874, 3869), one on Pampas (3820), and one at 3771 Crosscreek Circle are scheduled for removal due to dead limbs related to ash bore disease.
* Drainage Issue 3755 Wayside/3168 Ryegrass: This area continually floods and will need to be regraded. We are currently awaiting a bid for this project.
* Dead Trees in the Gun Club: We have addressed the issue of several dead trees within the Gun Club that may pose a threat to homes in Warner Creek. This situation was brought to our attention by Mike King. After reaching out to the Gun Club, they have agreed to have these trees removed at their expense. Please be aware that it will be necessary to access the area for removal from the Warner Creek property. We have been told should any repairs to lawn be necessary, they will be addressed by the tree removal specialists.

**BUILDINGS:**

* Roof Replacement: The final roof replacement has been completed.

NOTE: One owner has elected not to replace and has signed-off with WCCOA understanding that a future replacement will be the owner responsibility.

* WilKil: The Fall WilKil Treatment is scheduled for September 13th. Details to follow.

**MISC NOTES:**

* TDS Fiber Optics: We have received communication from TDS requesting access to install fiber optics in the area. It is anticipated that this work will be completed by January 1, 2024. TDS will send information to owners as the availability nears.
* Fire Hydrants: Per the Town of Grand Chute, all fire hydrants are scheduled to be repainted this year. They could not state the date when this will occur.
* Special Assessment: The votes have been tallied and the results are as follows:

YES = 36; NO = 21; YES Unsigned = 1; NO Unsigned = 1; No Vote included $500 = 1

An invoice will be mailed to owners the week of 8/13/23 with instructions. Payment will be due by June 1, 2024, and will be proportionate by style of unit as documents require.

* SAVE THE DATE: The Annual Warner Creek Holiday Party is scheduled!

DATE: December 12th

WHERE: George's Steak House.

TIME: 5:30 Cocktails; 6:30 Dinner

* Annual WCCOA Owners Meeting: The Annual Owners Meeting as required is scheduled for October 2, 2023, at 6:30 PM at Appleton Alliance Church. You will receive your Owner packets via USPS 10 days prior to the scheduled meeting. Two board positions are set to expire this year (Deb Pirkel and Dan Stojak), Should you be interested in being placed on the ballot, please email the board so that your name may be included on the ballot. Note that write ins are always welcome.
* September Board Meeting: The September Board Meeting is scheduled for Monday, September 11, 2023 at 7:30 AM. The meeting will be held at the Pirkel home. Should an owner have a matter to discuss and wishes to attend, please email the board.

Board of Directors WCCOA

Per the owners meeting - If we did not receive an email from you informing us that you did not need a hard copy then you are getting a hard copy in your newspaper box.

 If you wish to change this request, please send “I do not wish to receive a hard copy” to the g mail and you then be receiving it electronically.