**WARNER CREEK CONDOMINIUM OWNERS’ ASSOCIATION**

**BOARD MEETING**

**SEPTEMBER 11, 2023**

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

**FINANCIALS**

* At the present time, there is a checkbook balance of $52,949. This is after payment for the pond shore work on the large pond. This also includes receipt of $14,775 in special assessment funds.
* The invoice of $14,700 for the asphalt work has not yet been paid.
* The 2024 Budget has been reviewed and accepted by the Board. At the present time, we have approval from Community First of a $30,000 loan but do not see the need to take out the loan now. We will monitor our cash flow through Winter and into next Spring. Payments can be made from now until the June deadline.

**LANDSCAPING**

* 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.
* 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.
* 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:**

* The last Wil-Kil application for 2023 is scheduled for Wednesday, September 13.
* The technician (Patrizia Petrova ) will start with the exteriors. If any owners want the inside of their garages sprayed, their garage doors should be open by 8am.

**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.
* 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.

Board of Directors WCCOA