

**NOTICE OF
WARNER CREEK CONDOMINIUMS OWNERS' ASSOCIATION
2023 FALL ANNUAL MEETING
Monday, October 2, 2023 – 6:30 PM
ALLIANCE CHURCH
2693 W. Grand Chute Blvd., Appleton, WI**

Call to Order by Deb Pirkel at 6:37 P.M.

Welcome to new owners!

WCCOA Calling of the Roll

Deb Pirkel called for the reading of the roll. 47 owners were present constituting 36 votes and 12 proxies for a total of 48 ballots.

Introduction of Board Members

Deb Pirkel, President

Jerry Kolbe, Buildings

Dan Stojak, Treasure

Pat Osol, Secretary

Rhona Uschan, 5th Member

Approval of October 2022 Association Meeting minutes

A motion was requested to approve the 2022 Annual Meeting minutes. Kay Rorabeck so motioned. Joyce Olson seconded.

Financials

- Current checkbook balance is \$56,488.
- All invoices have been received and paid including the asphalt and seal coat. The remaining invoices will be for fall cleanup and any additional lawn work needed.
- The loan amount of \$30,000.00 has been approved by Community First. We advised Community First that the loan may not be necessary and will be revisited in the spring of 2024.
- I will remind everyone of the monthly assessment fee payments are for the correct amount. With the change of fees, many incorrect payments were made in June and July.
- As a reminder for all, the Association has Liability insurance for the Association only. Everyone is responsible for their own property and liability insurance.
- The approved 2024 Annual Budget was included in the owner packet.
- Rhonda Uschen gave an update on monies received for our Special Assessment for Snow Removal.

Landscaping

- Small Pond Fountain: The small pond fountain failed in late summer 2023. Estimated order and installation wait time is 6-8 weeks. We have received a proposal from Wisconsin Lake & Ponds of \$3527 with estimated order and installation wait time of 6-8 weeks. Due to timing, a new fountain is being considered for Spring 2024. As this adds

to the aeration of the pond for maintenance purposes, the board will discuss purchasing at the November Board meeting based on available funds.

- Marigolds: Thank you to Barb Kolbe for once again overseeing the spring marigold planting in 2024. She will begin work on this project January 1, providing details as the spring 2024 planting date nears.
- Ash Trees: You may have noticed several ash trees tagged with an orange ribbon throughout the neighborhood. Due to disease, we have been advised to remove 6 ash trees from the property. Removal is scheduled for November 1 with a total expense (removal and stump grinding) of \$2,300. The remaining ash trees will be evaluated in 2024. We will follow the recommendations of landscapers.
- Ponds: We understand that there was recently confusion as it pertains to the ponds. Per your Warner Creek Condominium documents, and the plat included, the neighborhood consists of 3 ponds (small pond w/fountain, medium pond with a fountain, and a larger pond without a fountain. All three ponds were installed by the developer and provide retention should it be necessary for flooding and/or water issues should they arise.
 - The unforeseen erosion which occurred on the large pond has been repaired and the remaining shoreline is being monitored annually. Currently, no further erosion control is expected.
- Pond maintenance: General annual maintenance on the 2 smaller ponds includes 3 algae treatments and fountain maintenance with approximate cost of \$3,600 annually. The large pond requires only 2 algae treatments annually and approximate cost is \$1400 annually. This is the only expense of this large drainage pond.
- Capital Improvements/Maintenance: Per the Special Meeting and recent discussion with several owners, going forward Capital improvement or Maintenance projects expected to exceed \$10,000 will be noted in detail to all owners in the Monthly Board Meeting Minutes.
- Ryegrass Cul-de-sac Project: We have requested a bid from Bob & Dave's to install two planted beds at the first small cul-de-sac on Ryegrass. This will improve curb appeal as you enter from Ryegrass making the bench/seating area at the cul-de-sac more appealing. The bid for this project is \$5,200; acceptance will be determined in spring based on finances.
- Mailboxes on the Ryegrass Cul-de-sac: There are currently 4 mailbox banks on the cul-de-sac at Ryegrass. These mailboxes were incorrectly installed on the cul-de-sac and are scheduled to be moved to the unit side of the street this week. This will also make mail pick-up easier for those owners.
- Fall Plant Pick-up: The fall plant pick-up has been scheduled for November 2nd. We will send a reminder as the date nears.

Election of Officers

- This year there are 2 Open Positions. Please note Board positions are for 2-year terms.
- The terms expiring are those of Deb Pirkel and Dan Stojak. Dan has decided not to run.
- Currently there is 1 candidate for the two open positions.

- Open nominations from the floor were accepted: Donna King and Deb Kordsmeier. Both accepted the nomination.
- Both Donna King and Deb Kordsmeier were added to the ballot.

Election Finals

- Cheryl Allen and Jim Bayorgeon were asked to count ballots.
- Voted to Two Year Terms were:
 Deb Pirkel
 Donna King
- Your 2024 Board Members will consist of Deb Pirkel, Pat Osol, Jerry Kolbe, Rhonda Uschan and Donna King.

Misc Business

- Woody Bartel proposed 2 motions. His first motion was to revise the bylaws/increasing Monthly Fees 25% to those 11 owners whose units abut any one of the 3 existing ponds.
- Mr. Bartel's 2 second proposal was to maintain a minimum of \$150,000 in our reserves.
- The Board will be working to establish a time to meet with the attorney and review these state statutes. Once a date and time is known, we will communicate to you.
- Upon receiving the opinion of counsel, should it be necessary, we would supply the appropriate documentation and ballots to owners as required by the Bylaws. We will keep owners updated regarding the legal counsel.
- Mr. Bartel's proposals are attached to the email.

Miscellaneous General Items:

- The annual holiday party will take place on December 12th at George's Steak House. Details will be emailed in November. Thank you, Karen and Rick Langdon. We are seeking volunteers to organize the 2024 Summer Picnic and Holiday Party. Please email the Board if you are interested.
- Fall clean-up of pruning trees and shrub trimming has been scheduled with Bob and Dave's (weather dependent.) The Fall clean-up of debris and leaves will be performed by Quality Lawn Care and will occur just after the final mowing. Owners may place plants, fall decor (pumpkins, gourds, etc.) at the curb for pick-up on November 2nd. Should there be decorations you wish to keep, please be sure they are not located near the front columns. This will ensure that these items are not accidentally discarded.
- Remember that if your contact information changes, please email the board immediately so that your email communication is not interrupted.
- Ice Melt sign-up was completed at the time of sign-in at the annual meeting. Anyone not replying will receive ice melt and be cleared only when snow accumulations exceed 2". Snow removal stakes will once again be placed only at those owners' homes that have requested NO Ice Melt.
- Please be reminded the purpose of this meeting is to conduct general association business only. It is not for items concerning your personal home or questions. These items are to be emailed to the board so that they may receive the correct reply.

- New Landscape with Bob & Dave's. Once again, we heard that staff was addressed by various owners regarding work, direction as to how work was to be completed and what was to be planted. These conversations confuse the work staff and muddy the waters of communication between the vendor and the association. Direction has already been established with the vendor through the board on the owners' behalf. General conversation was also mentioned as a concern. While these conversations are meant to be friendly, it leads to additional billing time and expense to the association. These employees are given a time frame in which to complete their task.
- The board is confident that going forward we will be able to address planting replacements each Summer, Fall Clean-Up, and mulch (top dressing every other year is now recommended and raking of existing in alternate years) with Bob and Dave's.

Motion to adjourn was made by Barb Uehling and seconded by John Bell.

Warner Creek Board of Directors