

WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION
BOARD MEETING
November 7th, 2023
3887 N Wayside Lane

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

OWNERS: Mark Isaac and Woody Barthel

FINANCIALS

- The current checkbook balance is \$33,677. This includes all invoices received to date.
- Please check to make sure that the monthly fee payments are correct as some have been sending the wrong amount since the fee change.

BUILDINGS

- The two Wil-Kil applications for 2024 are scheduled for Wednesday, May 8 and Wednesday, September 11.
- Leaves were cleaned out of the gutters this past weekend. There will be one more gutter cleaning either in late November or early December depending on when the last of the leaves fall.
- In the event of any strong blowing snowstorms, exterior furnace vents will be cleared this winter.

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. This proposal will be reviewed via board phone conversation in February (date to be determined). Should funds be available, the fountain will be ordered (50% down) so that installation may occur in May at same time as middle pond fountain. This would save an additional installation and trip charge fee. Total Cost to replace = \$3,527.61
- **Possible 2024 Project:** A bid for a planting project (requested made by several owners) which will include a small garden sitting area to be created at the first island on Ryegrass Dr. in 2024 has been received. Cost = \$5,292.94. This will enhance the curb appeal as you enter from Ryegrass Drive.
It was proposed at the 2023 Annual Owners Meeting that the project be addressed through the association privately as a volunteer project. Cost of completing this project in house will be evaluated (cost of supplies, possible equipment rental, volunteer participation, warranty of plantings, etc.). A cost analysis will be done, and the project will be re-evaluated at the April 2024 Board Meeting. NOTE: Concern – Association liability should an owner be injured while working on this project. It may involve

operating heavy machinery. A scaled down version of the improvement may also be considered.

- Ash Trees: Six diseased ash trees (1 at the first island at Ryegrass, 1 at the Ryegrass entrance, 2 on Wayside Lane (3869, 3874), 1 at the Pampas entrance, and 1 at 3771 Crosscreek) were removed 11-1-23 (\$2,004.50) and stumps ground (\$300) on 11-4-23. This work was performed per the recommendation of Ranger Services. Additional Ash trees may require removal in 2024.
- Drainage Issue 3755 Wayside/3168 Ryegrass: This area continually floods between these homes and at times as affects nearby green spaces. Per landscaping experts, it is recommended this area be regraded. Bid for this project is \$544.38. Board will consult with Bob & Dave's regarding best time to complete this drainage project – Fall 2023 or Spring 2024. We will move forward based on the recommendation of Bob & Dave's.
- Privacy Plantings: It has long been the policy of the association (per the original Developer) to include fences only as a privacy means between duplex and triplex patios. (One exception was made due to the proximity of patios at 3770 and 3780 Crosscreek Circle and a privacy fence was installed at the owners' expense). An owner has requested privacy plantings be added behind 3779 Crosscreek Circle. Two similar requests were received in past years and the association proposed the owner(s) purchase the planting and the association pay for install (a minimal fee). The board would like to propose the request be addressed in a like manner. The project will be re-evaluated and addressed in Spring 2024.
- No Ice Melt Requests: 14 owners have requested no ice melt. This information has been supplied to Quality Lawn Care & Snow Removal.
- 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. The Gun Club currently is clearing a path for access and actual removal date is not known.
- Improvement- Wildflower area between Crosscreek Circle and Ryegrass Drive: Due to high winds and mother nature, wildflower areas within the association have never developed successfully. These areas became problematic, and it has been necessary to annually treat them for undesirable invasive species such as Wild Parsnip. The request is to seed the area with grass and possibly install a small mulch bed containing several low maintenance flowering shrubs and controlled plantings (as allowed in the association preferred planting list) developed by Ranger Services. Recommendation- cut and kill in Fall 2023. Quality Lawn Care to remove brush during Fall clean-up. Add topsoil and seed spring 2024. Investigate installing a small 10' x 12' low maintenance mulch bed containing several flowering shrubs - TBD
Note: All wildflower areas are cut each fall.

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.
- Motions made at the 2023 Annual Owners Meeting: (Woody Barthel and Mark Isaac Present for this item of discussion)
 - Motion – Increase monthly fees 25% to all 11 owners residing adjacent to a pond.
 - Motion - Establish and maintain a \$150,000 Association Reserve Account.
 - All documentation has been provided to legal counsel Steve Krause. We are currently awaiting his response regarding these motions.
 - Owners will be notified of any updates when a response is received from legal.
- 2024 Board Meeting Schedule: To be established in February 2024. Board Meeting Schedule will be added to the website calendar at that time. Each upcoming meeting date will also be included in the board meeting minutes of the previous month.
NOTE: Meeting dates and times are subject to change based on board member availability and will be adjusted in the online calendar.
- Board Meetings are **NOT** conducted December thru March. Should an emergency meeting or circumstance arise requiring the attention of the board, these meetings are conducted via phone.
- Confidentiality Agreements: All Board Member have signed a 2023/2024 Confidentiality Agreement.
- **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

Board of Directors WCCOA