

WARNER CREEK CONDOMINIUM OWNERS' ASSOCIATION BOARD MEETING

May 1, 2024

Pat Osol's Home

7:30 A.M. – 10:30 A.M.

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

FINANCIAL REPORT

- **ACCOUNT BALANCES:**
Checking Balance = \$74,710.75
Savings Balance = \$3,982.58
- **SPECIAL ASSESSMENT (DUE 6/1/24)**
Collected 2024 = \$3,450
Outstanding = \$5,225
NOTE: Reminder Invoices were sent to 12 Owners
- **1st Quarter Financial:**
All Owners Received 1st Quarter Financial information via emailed April 21, 2024

BUILDINGS

- **WilKil:** The first application for 2024 will take place on Wednesday, May 8. When Wil-Kil does this outside application, they will also do the inside of the garages on an individual owner basis if desired by an owner. **The inside application is the owner's choice and will be done on that day only.** The inside sprayings will happen between 7am-8am and if you want this done at your unit, your garage door should be open by 7:00 am on that day (this will eliminate the need to knock on doors). Wil-Kil will not come back if your door is not open. **The owner must be present or have someone there to give access to the garage. If this turns out to be a rain day and the exteriors can't be done, the garages will still get sprayed and the exteriors will be done at a time when it is dry, maybe even later that day.**
Our contract with Wil-Kil is for spider and wasp control only. If there are any problems with spiders/wasps between applications, please contact the Board. **As part of our contract, owners are not to contact Wil-Kil directly regarding spiders/wasps.** If there are any other inside issues such as mice, ants, etc., it is necessary that the owner contact either Wil-Kil or a pest control company of their choice at their expense.
- **P. S. Per Wil-Kil, all edible plants such as vegetables, herbs, spices, etc. should be covered so no spray gets on them. Also, all pet bowls, toys, etc. should be brought into the house. If they have been left out, they should be washed with soap**

LANDSCAPING

- **2024 Marigold Planting:** The beds will once again be prepped by Bob & Dave's (date to be determined) and marigold planting is scheduled to occur the week of May 20th (weather permitting). A huge THANK YOU to Barb Kolbe for once again volunteering to handle this task of keeping out neighborhood beautiful!
PLEASE REMEMBER THAT YOUR NEW PLANTS WILL NEED WATERING AND TLC FOR THE FIRST 2 WEEKS
- **SPRING WALK-THRU:** The 2024 Spring Walk-Thru is scheduled for June 7th (weather permitting). We will be looking at all landscaping, - what did and did not survive the winter. Please note that many plants do not show signs of growth until temperatures stabilize and evenings remain above 55 degrees consistently. If you have emailed us with a concern, it has already been added to the 2024 Spring Walk-Thru List for consideration.

- **SPRING START UPS:** All Spring Clean-ups, Thatching, Shrub Trimming, Mulch Fluffing and Fertilizing has taken place. Our first mowing has also occurred. All we need now is some consistently warmer temperatures!
- **Signage Plantings:** Thank you to Jerry and Barb Kolbe for volunteering to donate and plant several yarrows at the signage area. These plants will keep us looking great and be of little or no maintenance.

MISC.

- **SPRING WINDOW WASHING:**
The 2024 Spring Window Washing is scheduled for **MAY 21, 22, 23**. Owner will receive a separate email with sign-up details.
- **2024 SUMMER PICNIC and HOLIDAY PARTY:**
As of this week we still do not have any volunteers to help plan and execute these gathering. If you are interested in volunteering, please email the board. If no volunteers are received by June 1, these gatherings will cease to occur.
- **UPDATE REGARDING MOTIONS PRESENTED AT ANNUAL MEETING 2023:**
A letter to all Owners Letter regarding the status will be mailed in the next few weeks when received from legal.

Board of Directors WCCOA