

WARNER CREEK CONDOMINIUM OWNERS' ASSOCIATION BOARD MEETING

June 20, 2024

Wilders Restaurant

11:30 A.M. – 1:00 P.M.

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

FINANCIAL REPORT

- Checking Account Balance (End of May) \$81,433.76
- **CURRENT FINANCIAL STATUS – JUNE 24, 2024**
- Checking Account Balance \$54,045.92
- Savings/Reserve Account Balance \$29,590.79

We are in good shape with Association Fees being received each month on time.

- We are under budget in expenses.
- We moved \$25,000 from checking to the Savings/Reserve Account in June. We now have \$29,590.79 in our savings/reserve account
- Assessment – All fees have been collected
- Please note there were several routine invoices paid in early June (ie...mowing, etc).

LANDSCAPING

- **SPRING WALK-THRU:** The 2024 Spring Walk-Thru took place on June 7th.
Over the next few weeks owners will notice activity such as removal of dead or questionable shrubs, planting of shrubs and plants where necessary, extensive weeding of invasive growth and removal of tree suckers, removal of a dead pine tree and the trimming of the existing pines. We are also working on weed control and cleaning of the intrusive grasses on berms. This year's weather has produced a bumper crop of weeds and thistles. Additional weed control throughout the neighborhood will be required this year.
- **RIVER ROCK PROJECTS:**
 1. The river rock placed around homes for drainage purposes in 2012 requires a refresh in many areas where landscape fabric is now visible. We have requested a bid for this project from Quality Lawn Care who completed the original project.
 2. The south end of the pond between Crosscreek and Wayside now has black liner exposed in numerous places and will need to be redressed. A bid has been requested from Quality Lawn Care.
- **WILDFLOWERS:** The intended wildflower area at the far end of Crosscreek, between the triplex and Ryegrass has struggled since the association was developed. This area has been treated for many years by Applied Ecological without success. A small mulch bed with plantings will be installed and the surrounding area will be addressed with topsoil and grass seed adding green space. Cost of this project is approximately \$5,000 and will eliminate the future annual expense of Applied Ecological for the area.

MISC.

- **FALL WILKIL:** The Fall WilKil is scheduled for September 11th. Update to follow.
- **WASP SPRAY:** Just a reminder that wasps enjoy making a home in the newspaper carrier. Owners may want to keep wasp spray on hand and spray them periodically.
- **WCCOA ANNUAL SUMMER PICNIC: JULY 16th**

Ashley Nalepka has stepped forward to plan the Annual Picnic – THANK YOU ASHLEY!

Owners received an email invite (6/18) as well as a hard copy in the paper carriers (6/17)

Please remember to respond to the invite YES or NO for a head count.

- **OWNER LETTER:** Update on Legal matters regarding the Motions presented at the Annual Meeting. A letter to all Owners regarding the status will be mailed within the next 7 days.

Board of Directors WCCOA