

WARNER CREEK CONDOMINIUM OWNERS' ASSOCIATION BOARD MEETING

July 17, 2024

Donna King's Home

7:30 A.M. – 9:30 A.M.

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

FINANCIAL REPORT

- Checking Account Balance (End of June) \$58,692.16
- Savings/Reserve Balance (End of June) \$29,606.38
- We moved \$25,000 from the operating budget to the Reserve Fund

2nd Quarter Update:

Maintenance Fee collected for 2nd quarter

- Amount collected \$42,768.38 Amount Budget 43,449.00
 - This number is slightly lower than the budgeted amount. This is due to the fact that some residents pay in advance and that amount cannot be credited for the current quarter.
- The Maintenance Fee Collected for the first six months is \$741.18 over the budgeted amount for the same period.

Total Expenses for 2nd quarter

- Total expenses for 2nd quarter
 - Expenses = \$40,021.99
 - Budgeted = \$56,225.00
 - Difference = \$16,203.01 Under budget

LANDSCAPING

• SPRING WALK-THRU UPDATE:

Many items are currently being addressed such as removal of dead or questionable shrubs, extensive weeding of invasive growth, trimming of all pine trees and removal of tree suckers. Other items are scheduled such as replacement of dead shrubs/plants, trimming of trees and removal of several ash trees and one dying tree. Additional weed control throughout the neighborhood will be required this year.

• BERM IMPROVEMENT:

Our berms are the face of our neighborhood. Over the years many invasive grasses have taken over where decorative grasses once existed. We are working with Bob & Dave's on a weed control and cleaning of the intrusive grasses on the berms. This year's weather has produced a bumper crop of weeds and thistles.

• 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.
3. It is expected that both projects will be addressed in spring 2025

- **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. This work is scheduled to be completed in late July or early August.

MISC.

- **THANK YOU ASHLEY NALEPKA and ALYCIA KUCIL for organizing this year's event!**

And thank you to all who attended the Warner Creek 2024 Summer Picnic. Anyone interested in serving to organize the 2025 picnic should contact the board via email.

- **2024 WARNER CREEK HOLIDAY GATHERING:** Owners are still needed to help plan the December gathering. Anyone interested should email the board.
- **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.
- **PET POLICY:** Owners should be reminded of the Warner Creek Pet Policy found in your RULES & REGULATIONS; Pg 2; B ANIMALS; Section 2:

4. The following shall apply to pet owners:

- a. Outside kennels or dog houses upon the owner's limited common elements or patios are prohibited.
- b. Pets must be on a leash and accompanied by the owner when outside of the units.
- c. Any pet excrement in the common elements shall be immediately removed by the owner of their pet and properly disposed.
- d. Pets are prohibited from other individual unit owner's limited common elements and shall be walked on the street.
- e. Yard stakes to secure unattended pets are not allowed.
- f. Pet owners may allow pets the use of their backyard space to relieve themselves.
- g. Damage to the yard/grass is the responsibility of the owner to repair in a timely fashion. Inspections for such damages shall occur at the time of the Annual Spring inspection conducted by the board.

MENN LAW:

All owners should have received the Owner Letter from MENN LAW. If you have not received this letter, please email the board for a copy. We have received many positive comments regarding the clarification and look forward to moving forward. Should you have questions, please email the board to receive legal clarification from MENN LAW.

Board of Directors WCCOA