

WARNER CREEK CONDOMINIUM OWNERS' ASSOCIATION BOARD MEETING

August 7, 2024

Rhona Uschan's Home

7:30 A.M. – 9:30 A.M.

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

FINANCIAL REPORT

The Association remains in great financial condition.

- Checking Account Balance (End of July) \$57,658.60
 - Deposits Made in July \$15,661.95
 - Payments Made in July \$16,717.00
 - Dividends Made on Checking and Savings \$ 21.49
- Savings/Reserve Balance (End of July) \$29,906.38
- 6 Month Budget comparison: Actual = \$42,141.39
Budget = (\$2,371.00)

The association is currently operating better than budget at \$44,512.39

We also have accumulated a Saving/Reserve Balance of \$29,906.38

LANDSCAPING

- **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 invasive grasses on the berms. Once killed off and cleaned up, mulch will be installed. Should areas require some privacy plantings, this will be evaluated and completed once the initial work has been completed. This project is scheduled for the week of September 2nd (weather permitting).

- **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 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 the week of August 12th. (weather contingent)

- **NEW SHRUB/PLANTING INSTALLATION**

New shrubs and planting (scheduled per the Spring Walk thru) are scheduled for installation the week of August 12th. Should you receive a new planting in your area, please be sure keep it watered. It would be much appreciated!

MISC.

- **2024 WARNER CREEK HOLIDAY GATHERING:** Kay Rorabeck and Barb Hubley have volunteered 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.
- **FALL WINDOW WASHING:** Fall window washing is tentatively scheduled for September 17-19. Details to follow.
- **MARK YOUR CALENDARS - ANNUAL OWNERS MEETING:** The 2024 Annual Owner's Meeting is scheduled to take place on Monday, October 7, 2024. Per condo Bylaw requirements this takes place the first Monday in October. This year we will be voting on three (3) board positions. Those members whose terms are expiring are Jerry Kolbe, Pat Osol, and Rhonda Uschan. Should you be interested participating as a board member and having your name placed on the 2024 ballot, please email the board by September 20th for timely preparation of the Annual Owner's packets. The Owner's packet mailing is scheduled to be delivered/mailed by September 25th.
- **PARKING:**
Several owners have come to us with concerns regarding visitor parking. Please remind your guests that street parking should not prohibit the use of fire hydrants and mailboxes. Nor should vehicles park on the grassy areas. Thank you!
- **LANTERN CLEANING**
Jeff Voight has offered to clean lanterns at the cost of \$5 per lantern. Should you be interested in having Jeff clean your lanterns please reach out to him personally to schedule your cleaning. This is not an association organized service.
Jeff Voight (920) 418-0051

Board of Directors WCCOA