

WARNER CREEK CONDOMINIUM ASSOCIATION BOARD MEETING
SEPTEMBER 5, 2024
Deb Pirkel Home
ATTENDEES: Deb Pirkel, Pat Osol, Jerry Kolbe and Rhonda Uschan

FINANCIAL REPORT

• Checking Account Balance (End of August)	\$70,739.55
• Outstanding Checks for August	\$14,518.03
• Quality Lawn	\$10,917.12
• Bob & Daves (order #25791-final bill)	\$ 2,732.19
• Green Boyz	\$ 819.00
• Refund to Barthel's for overpayment	\$ 49.72
• Checking Account Balance after Outstanding Checks	\$56,221.52
• Savings/Reserve Balance (End of August)	\$30,206.18
• Balance due on upcoming projects	\$12,074.67
• Jason's Tree Service	\$ 1,477.00
• Bob & Daves (order #26418-along Grand Chute Blvd)	\$ 2,657.74
• Bob & Daves (order #26419-along Grand Chute Blvd)	\$ 4,838.93
• Ranger Services – trim of trees	\$ 3,100.00

8th month review

Maintenance fee collected for 8 months

- Amount collected \$119,039.15
- Amount Budgeted \$115,864.00

Total income collected for 8 months

- Amount collected \$133,603.57
- Amount budgeted \$127,935.00

Yearly Budget with 8 month expenses	Actual	Budget(8 mo)	Difference
Total Income	\$133,603.57	\$127,935.00	+\$ 5,668.57
Total Expenses	\$ 92,249.94	\$128,250.00	+\$36,000.00
	+\$ 41,353.63	\$ 315.00	+\$41,668.63

LANDSCAPING

- **TREE REMOVAL:** Three ash and one diseased tree are scheduled for removal on October 28th. These trees are being removed as a safety measure and per the recommendation of Ranger Services. Total expense =\$2,310
(Removal =\$2,110 / Stump Grinding = \$200)

- **TREE TRIMMING:** After being evaluated during a walk-thru in August, Ranger Services has been hired to trim all trees in Mid-September. All trees will be trimmed, and branches/limbs will be pruned away from roofs, gutters and fences.
Total Expense = \$3,100
- **2025 MULCH APPLICATION:** As our mulch deteriorates and composts into the soil, it is necessary to have new mulch applied every other year. During the year when fresh mulch is not required, the mulch is raked to give it a fresh look. Our neighborhood has many areas requiring mulch. This is typically a weeklong project.
Total expense for new mulch Spring 2025 = \$15,930.50. (2023 cost = \$15,803.90)
- **BERM PROJECT:** The berms extending behind homes creating privacy between the neighborhood behind Warner Creek Condos and along Rifle Range Boulevard have become overgrown with weeds and grasses. These weeds and grasses will be killed off (shrubs will remain) and mulch will be applied to create clean, fresh look to our entrances.
Total expense for this berm project = \$13,496 (Deposit has been made) Balance due upon completion = \$7,696
- **SOUTH BERM:** A bid has been requested for 2025 to improve the berm installed by Leon Church during the last construction phase. This berm was created will fill dirt and seed and has been an eyesore for several years.
- **FALL CLEAN-UP/FALL TRIMMING/PLANT PICK-UP:** These schedules have not yet been received. We will notify you once a schedule has been received.

BUILDINGS:

- **WILKIL:** The Fall WilKil Treatment is scheduled for September 11th.
- **GUTTER CLEANING:** As in past years, Jeff will be cleaning gutters several times throughout the fall.

MISC NOTES:

- **TDS FIBER OPTICS:** We have received communication that the TDS fiber optics project to install fiber optics in the area has been placed on hold.
- **SAVE THE DATE:** The Annual Warner Creek Holiday Party is scheduled!
DATE: December 10th
WHERE: Wilder's Cutting-Edge Bistro
- **ANNUAL 2024 WARNER CREEK CONDO OWNER'S MEETING:** The Annual Owners Meeting (as required) is scheduled for October 7, 2024, at 6:30 PM at Appleton Alliance Church. You will receive your Owner packets 10 days prior to the scheduled meeting. Three board positions are set to expire this year (Jerry Kolbe, Pat Osol, Rhonda Uschan), Should you be interested in participating in your neighborhood and being placed on the ballot, please email the board so that your name may be included on the ballot for distribution in the Owner Packet. All items to be included in the Annual Owners Packet will need to be received by September 20th to allow sufficient time for packet assembly and distributed.
- **LANTERN CLEANING**

Thinking of having your lanterns cleaned before winter? 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

- **YARD DECORATIONS:** We have been asked to remind owners of the following as stated in the Rules and Regulations:

G. Gardens

1. A unit owner may individualize landscaping and/or plantings in an area not to exceed twenty-four (24) inches in width located around the perimeter of such unit owner's patio provided that the unit owner weeds and maintains such area in a responsible manner.
 2. Perennials are allowed as long as they do not extend out past the 24" width and do not exceed 5 feet in height.
 3. Annuals and vegetables are allowed as long as they do not extend out past the 24" width and 5' in height.
 4. A trellis or arbor is not allowed within the 24" width at any height. A trellis or arbor currently in place will be allowed to remain with current unit owner occupying, but must be removed at time of unit sale. The trellis or arbor is to be used as a support for vines and hanging plants only. Holiday lights and /or decorations are prohibited on a trellis or arbor.
 5. Decorations not to exceed 5' in height are allowed in the 24".
 6. No trees planted or potted will be allowed in the 24" garden space.
 7. All maintenance of the area is the responsibility of the unit owner.
 8. Solar or accent landscaping lights are not allowed in the front of any condo unit and are limited to eight (8) solar or accent lights in the 24" around the patio.
 9. Nothing is allowed to be fastened to the exterior of the unit nor lean against the unit or grow onto the unit.
- **WEBSITE:** For those of you that are not aware, the Association website has been experiencing calendar issues. We are happy to say that this issue has been resolved and a new and improved calendar is now posted. The new calendar also comes up on our **HOME** page for quick access.
 - **LEGAL FEES:** We have received invoicing of \$2,750 for recent legal fees acquired by the association. Due to owner concern regarding ponds and motions made at the 2023 Annual Meeting the association required the use of an attorney to investigate and to respond to owners in an Owner Letter ensuring that all matters had been responded to appropriately by the board. This letter was mailed to all owners in late July. Upon receipt of the letter an additional one-on-one meeting was also requested.

