**WARNER CREEK CONDOMINIUM ASSOCIATION BOARD MEETING**

 **OCTOBER 10, 2024**

 **Deb Pirkel Home**

 **ATTENDEES: Deb Pirkel, Pat Osol, Rhonda Uschan, Donna King & Deb Kordsmeier**

**NEWLY APPOINTED BOARD:**

* New board members met to transition from the previous 2023 elected board consisting of Deb Pirkel, Jerry Kolbe, Pat Osol, Rhonda Uschan, Donna King to the 2024 newly elected board consisting of Deb Pirkel, Pat Osol, Rhonda Uschan, Dona King and Deb Kordsmeier.
* Jerry Kolbe was present to assist in a smooth transition and passed the Building information/records on the board.
* All board members signed their annual Confidentiality Agreement.
* Use and expectations of the Board email was reviewed, and the password was changed as occurs annually after the election.

**LANDSCAPING**

* Bids have been received for review regarding the Ryegrass Drive berm proposed improvement for summer 2025. The improvement would landscape the current berms to mirror the existing berms which were redressed in Summer 2024. The current berms were created by Leon Church with inferior soil, seed and little vegetation. Bob and Dave’s quoted $10,679.76 for the berm and $2,945.56 for the 2nd phase of plantings.
* Snow Removal: 9 Owners have chosen to NOT receive Ice Melt.
* The board has reached out to our contact at the Gun Club regarding the completion of clean-up from tree removal occurring in fall 2023. We will keep owners informed when a response is received.
* A request was received for improvements to the wildflower area behind 4041 N Crosscreek. The area is scheduled to be cut each fall so that the wildflowers may reseed. Due to strong westerly winds and invasive weeds this may not be a practical solution. The board will seek other solutions.
* The 2025 Landscape Contract and the 2024/2025 Snow Removal Contract were signed.

**BUILDINGS**

* The board will be working with WilKil to establish the two 2025 application dates. This is the final year of a 3-year contract with WilKill.
* Vent Clearing – It has been negotiated with Jeff Voigt to monitor furnace venting on all units should a heavy snowfall occur. Should it be necessary Jeff will clear vents.
* Pressure Washing- In previous years the association has hired Waters Window Washing to pressure was those select areas on homes that have experienced mold growth. This service is the responsibility of the homeowner per condo documents but has been completed by the association in previous years as a courtesy.