**WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION**

**BOARD MEETING**

**June 19th 2025**

**King’s House**

The meeting began at 7:30 AM.

The meeting was adjourned at 10:45 AM

**Attendees**

Board Members: Deb Pirkel, Pat Osol, Donna King, Deb Kordsmeier and Rhonda Uschan

**Financials**

* Checking Account Balance (End of May) $ 43,631.74
* Outstanding Checks for May $ 4,441.77
* Checking Account Balance after May Outstanding Checks **$ 39,189.97**
* Savings/Reserve Balance (End of May) $ 33,091.83
* June information as of 6/14/25 **Checking Bal.** $ 50,595.15
* Outstanding Checks for June $ 11,926.14

**5 month review (January – May)**

Maintenance fee collected for 5 months

* Amount collected $77,449.76
* Amount Budgeted $72,415.00

**Actual Budgeted**

Total Income $77,650.77 $75,585.00

Total Expenses $59,514.73 $63,620.00

Net Income $18,136.04 $11,965.00

**Note regarding Maintenance Fees**: Some residents are paying their monthly fees in advance (prior to the month they are due). This will result in the income varying from month to month.

**Reports:** Detailed Profit & Loss Reports and Balance Sheets are on the Association Web Page.

**Landscaping**

**2025 Spring Walkthrough Update:**

The following concerns were noted at appropriate residences and information will be shared with appropriate vendors:

* Edging repairs
* Stone repairs
* Plant removals or additions
* Weed concerns throughout
* Tree trimming in berm along Grand Chute Blvd.

Additional 2025 Projects:

* Seeding behind 4-Plex
* New berm along Rifle Range Road
* Mowing and rock repair along pond on Crosscreek
* Drainage/downspout issues behind triplex on Crosscreek

**Buildings**

* Repairs to downspouts continue on an as needed basis. If you notice that your downspout is in need of repair, please send an e mail to the Board.
* The removal of all debris from the gutters and downspouts has been completed. There will be two or three gutter cleanings in the fall, depending upon the need.
* Lantern light bulbs were purchased in bulk due to the number of lanterns in the neighborhood and also to obtain a lower price. If you notice there are bulbs out in you lanterns or that your lanterns are staying on all day or not coming on at night please send the board an email.
* Jeff Voigt has agreed to wash lanterns at a price of $5.00 per lantern. Contact Jeff at 920-418-0051 or at [jvoigt55@yahoo.com](mailto:jvoigt55@yahoo.com) to schedule this service. Please do not contact the Board as this is a service that you schedule and pay Jeff directly.
* Due to the large number of units in need of pressure washing, Water’s Widows Washing will be in the neighborhood the week of July 7th to pressure wash any siding that shows mildew from the winter season. Please be sure your outside water spickets are on for use. To keep in line with our agreement, we ask owners to not stop workers while performing this service. They have been supplied to those owners who wanted this service. They have been supplied with final list of areas to clean.
* On May 7th, Terminix-Wil-Kil performed the annual spring Pest Control application to the exteriors and garage interiors for those owners who wanted this service. The final application for 2025 will be scheduled in September.

**MISC INFORMATION:**

* 2025 Summer Picnic – To date this is not a 2025 Warner Creek Summer Picnic scheduled as no volunteers have stepped forward.
* Owner Reminder – Please remember to keep patios tidy and free from litter, broken furniture, dead plants and unused items. Your neighbor will appreciate your attention to tidiness.
* Pet Reminder – Please remember that pets are to be leashed and should not be free roam in another owners’ personal space. Pets are allowed to use the space to the rear of an owner’s unit, although it is the individual owners responsibility to keep the grass seeded and repair any pet damages.
* If you send anything to the Board email, please identify yourselves so we can respond to you as quickly as possible.

Thank you.

Warner Creek Board of Directors