

WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION

BOARD MEETING

May 14, 2025

Osol House

The meeting began at 7:30 AM. The meeting was adjourned at 9:15 AM

Attendees

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

Financials

• Checking Account Balance (End of April)	\$ 51,54.28
• Outstanding Checks for April	
○ Bob & Daves (Spring Clean up) WO #25138	\$ 3,348.57
○ WI Pond (4-24-25)	\$ 131.88
• Savings/Reserve Balance (End of April)	\$ 32,791.83
Net Income Budgeted for January through April	\$ 14,878.00
Net Income for January through April	\$ 26,993.88

Anticipated expenses for May, 2025

• Wisconsin Lake & Pond (Pond Mgmt, DNR Permit	\$ 2,524.50
Storm Water inspection	\$ 500.00
• Bob & Daves (Mulch (final payment)	\$ 7,965.25
• Bob & Daves (Apply Pre-emergent-WO 25136)	\$ 1,424.25
• Terminix/Wil-Kil	\$ 2,760.00
• Kerber Rose (Accountant for taxes)	\$ 360.00

Landscaping

- **2025 Marigold Planting:** The beds will be once again prepped by Bob & Dave's (date to be determined) and marigold planting is scheduled for May 23 weather dependent). A huge thank you to Barb Kolbe for once again volunteering to handle the task of keeping our neighborhood beautiful. **PLEASE REMEMBER THAT YOUR NEW PLANTS WILL NEED WATERING AND TLC FOR THE FIRST 2 WEEKS.**
- **SPRING WALK-THRU:** The 2025 Spring Walk-Thru is scheduled for June 12(weather dependent). We will be looking at all landscaping, and what did and did not survive the winter. Please note that many plants do not show signs of

growth until temperatures stabilize and evenings remain above 55 degrees consistently. If you have emailed us with a concern, it has already been added to the 2025 Spring Walk-Thru List for consideration.

- **SPRING START UPS:** All Spring Clean-ups, Thatching, Shrub Trimming, New Mulching, and Fertilizing have taken place. Our mowings have started.
- **EDGING REPAIRS:** will continue as time permits.

Buildings

- Repairs on downspouts occur as needed and all repairs have been completed. Please send the Board an email to alert us of any damage to a downspout and the repair will be added to the list for our Handyman. A siding repair needs to be scheduled for one unit.
- The first Terminix-Wil-Kil application for 2025 occurred on May 7, 2025.
- Siding Pressure Washing is scheduled for the week of July 7, 2025. Waters Window Washing will be washing any siding that shows mildew from the winter season. Please have outside water spickets on for their use. To keep pricing in line with our agreement, we ask owners please do not stop workers while performing this service. They have been supplied with a list of areas to clean.

Miscellaneous

- **SPRING WINDOW WASHING:**
The 2024 Spring Window Washing is scheduled for **MAY 26, 27, 28**. Owner should have received a separate email with sign-up details. Please remember to drop off your checks, should you wish to participate, at 3887 N Wayside Lane by May 23rd.
- **2025 SUMMER PICNIC and HOLIDAY PARTY:**
The WCCOA Summer Picnic and Holiday Party are organized by you – the owners. Currently we have not had any volunteers for this task for 2025. If any owner(s) are willing to step forward and make these gathering happen it would be appreciated. Please email the board should you be interested. Thank you!
- **WOODCHUCK:** Unfortunately, our pesty woodchuck is choosing to once again make an appearance. These critters are not only pesty, but destructive. Should anyone have access to a trapper to assist in ridding us of these animals or can suggest a remedy, please email the board.

Thank you.

Warner Creek Board of Directors