

**NOTICE OF
WARNER CREEK CONDOMINIUMS OWNERS' ASSOCIATION
2025 FALL ANNUAL MEETING
MONDAY, OCTOBER 6, 2025 – 6:30 P.M.
Capital Center
725 W. Capitol Drive
Appleton, WI 54913**

Call to Order:

President - The 2025 Annual Meeting of The Condominiums at Warner Creek is called to order.

TIME: 6:33

Good evening everyone and thank you for taking the time to participate in your community. We would like to welcome several new owners to the neighborhood - Rudy & Shirley Senarighi, Sandra Yerxa and Tom & Cindy Stankey. Welcome! Please take a moment to introduce yourself to your new neighbors during our brief intermission this evening.

Calling of the Roll and Proxies:

President - At this time, we will call the Roll. If you have received a proxy on behalf of another owner, please state "Proxy" when that owners name is called. Owners will be called by individual names for accuracy in tallying the number of attendees and proxies presented. For example: Bruce Pirkel, - Present, Deb Pirkel, - Present, etc. Each individual owner should respond stating "Present" when your name is called. (Pat Osol to read the owners list) If your name is not called or you have presented a Certified Proxy and it has not been recognized, please raise your hand and state so at the end of the Calling of the Roll. Pat to total attendees during introduction of current Board Members.

Introduction of Board Members: (Board members will acknowledge by raising of their hand)

President - At this time, we will introduce the current Board Members.

Deb Pirkel, President

Pat Osol, Secretary

Deb Kordsmeier, Buildings

Rhonda Uschan, Treasurer

Donna King, Landscaping

Approval of the 2024 Annual Minutes:

President - All Owners received a copy of the 2024 Annual Meeting Minutes of the Condominiums at Warner Creek in their Owners packet.

Does anyone have any changes or additions to be made to the 2024 Annual Meeting minutes?

Note that there are no changes or additions to note in the 2024 minutes.

Do we have a motion to approve the 2024 Annual Meeting minutes of The Condominiums at Warner Creek?

Motion made by Alfred Merwald

Seconded by Joyce Olson

Landscaping/Snow Removal:

President – At this time we will hear the Annual Landscaping Report from current board Member: Donna King

- A walk through of our entire development was completed in early June, noting any plantings that needed to be replaced, removed, or added. Bob and Dave's completed all necessary improvements. This will be done again in late spring of 2026. You will be notified of the date beforehand, so you can alert us to any concerns you may have for your particular address.
- Edging and stone repairs were completed throughout our entire condo development this year.
- A larger landscape project which was completed this year was a larger landscape project which was completed this year was an improvement of the berms along Rifle Range Road.
- A fall walk through with Ranger Services was completed in early fall where plans were addressed for tree removal and replacements, tree trimming, and any work necessary on our ash trees.
- Fall clean-up of pruning and shrub trimming has been contracted with Bob and Dave's. The fall clean-up of miscellaneous debris as well as leaf clean-up will be performed by Quality Lawn Care and will occur just after the final mowing. Owners may place plants (no pots please) and fall décor (pumpkins, gourds, etc.) at the curb for pick-up on Monday, Nov. 3. Should there be decorations you wish to keep, please be sure they are not located near the curb. This will ensure that your items are not accidentally discarded.
- A big thank you to Barb Kolbe who organizes all our marigold plantings and maintains the plantings on our Pampas entrance.
- We have no larger landscape projects scheduled for next year (2026). improvement of the berms along Rifle Range Road.
- Deb Pirkel to confirm all Owner requesting NOT to have Ice Melt this snow season have turned in a request stating so.

Buildings

President – At this time we will hear the Annual Building Report from current board member Deb Kordsmeier.

- Please continue to email the board when you notice any damaged downspouts, have a bird nest in your gutter, the lights in your lanterns aren't working, or with any other questions or concerns. It is helpful if you include your address in your email.
- This fall the gutters will receive two cleanings, possibly around November and December, depending when the last leaves have fallen and the weather cooperates. There will be one cleaning in the spring.
- As a courtesy to owners, Jeff Voigt will be checking the heating vents on all units this winter and should we experience a heavy snowfall or blowing and drifting, Jeff will clean the vents.

- For owners wishing to stay with Terminix-Wil-Kil and schedule pest control treatments at their expense, Patrizia Petrova, the service technician who has serviced our community over the years will answer any of your questions. Her work number is 920-209-0675.
- The mailboxes are in need of replacement and there is a three-year replacement plan in 2026 to replace all but three mailboxes. Three mailboxes on Wayside Lane have already been replaced as one sustained damage and the exteriors of all three were in poor condition. This project will be expensed into the annual budget with no special assessment anticipated. Replacing the mailboxes will occur at a cheaper price than having them refurbished. The newspaper carriers will be eliminated as they are no longer needed.

Annual Financial Report

President – At this time we will hear the Annual Financial Report from current board member Rhonda Uschan

Checking Account Balance through 9/30/25 - \$37,238.21

- We continue to use Quickbooks for our financial accounting system.
- Beginning January 1, 2025 \$300 per month was allocated to the reserve fund. Our anticipated balance in the reserve fund at the end of the year should be over \$35,000. That is an increase of \$31,926, which is over a 1,000 percent increase since 2023.
The 2026 budget will allow us to increase this amount to \$400 per month
- Communication to resident:
 - All monthly profit and loss and balance sheet reports are maintained on the Association website
 - Quarterly, semi-annual and annual financial reports are available on the Association web page.
- Approved 2026 Budget – Included in packet
 - Items that have changed from 2025
 - The Maintenance Fee Income will be same as 2025 as monthly maintenance fees have not changed. At this time, there is no anticipated increase in maintenance fees.
 - We are requesting an increase in the billboard revenue that we receive.
 - Two Capital Improvement Projects planned for 2026 are:
 - Asphalt Seal & Repair – A 2-year project totaling 24,550.00 with \$9,350 expensed in 2026 for crack filling and \$15,200 in 2027 for seal coating. A contract has been signed to secure pricing.
 - Updating and replacing resident mailboxes and numbers. This will be a 3 year project with \$3,500 expensed each year, beginning in 2026 budget. Anticipated expense may be lower due to bulk purchasing.

- Future Payments
 - As we approach the 2026 budget year, it is important that our books reflect the actual income and expenses for that year. **We ask that payments for January, 2026 do not occur in 2025. Again, I'm going to ask that your January 2026 Maintenance Fee not be received by the Association before January 1, 2026**
 - Fees are due on the 1st of each month, if you can have your payments arrive within the first week of each month, it would be appreciated. However, fees received after the 15th of each month will incur late fees.

Thank you to all who pay their fees on a timely basis. If you have questions, do not hesitate to contact me, Rhonda Uschan, Treasurer of Warner Creek Owner's Association.

President – This year there are 2 board positions open to election. Please note: Board positions are for 2- year terms.

- The terms expiring this year are those of: Deb Pirkel and Donna King.
- Donna - Thank you for your service, time and dedication over the past 2 years.
- I personally would like to say how much I have enjoyed serving as a board member for the past 18 years. As many of you know, Bruce I will be on to a new adventure in South Carolina beginning this Friday the 10th. We will miss all your smiling faces who over the past 19 years have become more of an extended family. Bruce and I will continue to own our home, and since we are a self-managed association, I will be available to the 2026 board for any consulting during this time of Transition in 2026.

Voting/Proxy

- All owners in attendance received a ballot in the Annual Owners Packet. One ballot per household.
- Owners who are in receipt of a Proxy should have received a ballot for each proxy they provided.
- All Proxy Ballots were to be deposited in the box marked "PROXY BALLOT" at time of sign-in.
- There are currently 2 candidates for this year's open positions – Please note that write-in spaces are provided on the ballot should an owner choose to do so.
- At this time, Owners should make their selections noting that write-in candidates are also an option should you choose.
- Once you have completed your voting, please pass your ballots to your left.
- Tallying the votes for us this year will be Cheryl Allen and Cathy Jaehnke. Thank you for your assistance. (A tally sheet will be provided to these individuals)
- While vote tallying takes place there will be a 15-minute intermission.

Election Finals:

President – All votes have been tallied.

Cheryl & Cathy will you please state the results?

- The results are:
Donna King
Mike King
- Your 2026 Board Member will consist of:
Pat Osol, Donna King, Deb Kordsmeier, Rhonda Uschan and Mike King
- Thank you, Cheryl, and Cathy, for your assistance in the election process, and thank you everyone for your participation.

ADDITIONAL COMMENTS:

1. The Annual Holiday Party will take place on Tuesday, December 9th at Wilder's Cutting Edge Bistro. Details will be provided in November. Thank you to Cheryl Allen, Pat Osol, Kay Rorabeck and Barb Hubley for taking on this responsibility.
2. Fall Clean-up has begun. The pruning and shrub trimming, by Bob & Dave's has been completed. The Fall clean-up of misc. debris as well as leaf clean-up will be performed by Quality Lawn Care and will occur just after the final mowing. Owners may place plants (no pots please), fall décor (pumpkins, gourds etc.) at the curb for pick-up on November 3. Should there be decorations you wish to keep, please be sure they are not located at the curb and not near the front columns. This will ensure that your items are not accidentally discarded.
3. Please remember that if your contact information changes to please notify the board immediately via email, so that your email communication is not interrupted.
4. Snow Removal- The NO ICE MELT forms were collected this evening at the time of sign-in. Anyone not replying will receive ice melt. Snow Removal stakes will be placed only at those owners' homes that have requested **NO** Ice Melt.
5. Please be reminded, the purpose of this meeting is to conduct general association business. Items concerning your personal home or questions regarding should be emailed to the board so that they receive the correct reply.
6. Regarding On-Site Vendors: Please be reminded that direction has already been established with these vendors through the board on the owners' behalf. While these conversations are meant to be friendly, it leads to additional billing time and expense to the association. These employees are given a time frame in which to complete their task.

Misc. Questions:

President – Are there any requests regarding General Association items to address at this time?

Adjournment:

President – If there are no further items for discussion, may we have a motion to adjourn the 2025 Annual Meeting of The Condominiums at Warner Creek?

Motion Made by: Kay Rorabeck

Second?

Motion Seconded by: Laurie Leonard

President: The 2025 Annual Meeting of The Condominiums at Warner Creek is adjourned

TIME: 7:25 P. M.

Warner Creek Condo Board of Directors

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Snow Removal

- Snow Removal for 2024/2025 will mirror previous years with removal occurring only when 2" or more of snow fall occurs. We are hoping for another mild year, but nature will make its own choices. Should an owner wish **NOT** to receive ice melt, the form provided in this year's Annual Owner's Packet should have been dropped off in the appropriate box at sign-in. All other homes **WILL** receive ice melt product. Please be aware, should an ice event occur, owners choosing not to receive ice melt will have to navigate driveways and sidewalks at their own risk.
- When significant drifting and blowing occurs, it may be necessary for a second pass thru to ensure roads and driveways remain open. We attempt to avoid this additional expense, when possible, particularly if temperatures are expected to rise.
- We do ask for your patience when removal is necessary. Snow removal typically begins at the south end of the neighborhood, working their way around to the north units.
- Unless snow fall is predicted to be a major occurrence, snow removal crews will begin clean-up once the snow fall has ended to be cost effective.
- In the case of a major storm and to keep up with heavy snow fall, snow may be temporarily piled throughout the neighborhood until it can be moved to another area. Our neighborhood has limited areas to pile these large amounts of snow. This will help us to avoid the costly expense of trucking fees.
- Snow crews are not allowed to stack snow against fences, trees, fire hydrants, storm drain areas or directly in front of homes. Please note that at times it may be necessary to temporarily pile snow in cul-de-sacs, road areas or in front of homes until further removal can occur.

Election of Officers

- This year there are 3 Open Positions. Please note Board positions are for 2-year terms.
- The terms expiring are those of Pat Osol, Rhonda Uschan and Jerry Kolbe.
- Currently there are 4 candidates for the three expiring positions. They are Pat Osol, Rhonda Uschan, Deb Kordsmeier and Alfred Merwald.

Election Finals

- Cheryl Allen, Jim Bayorgeon and Laurie Winkelman were asked to count ballots.
- Voted to Two Year Terms were: Pat Osol, Rhonda Uschan and Deb Kordsmeier.
- Your 2024 Board Members will consist of Deb Pirkel, Pat Osol, Rhonda Uschan, Donna King, and Deb Kordsmeier.

Additional Comments

- The Annual Holiday Party will take place on December 10th at Wilder's Cutting Edge Bistro. Details will be emailed in November. Thank you to Kay Rorabeck and Barb Hubley for taking on this responsibility.
- Fall clean-up of pruning and shrub trimming has been contracted with Bob and Dave's. The Fall clean-up of misc. debris as well as leaf clean-up will be performed

by Quality Lawn Care and will occur just after the final mowing. Owners may place plants (no pots please), fall décor (pumpkins, gourds etc.) at the curb for pick-up on November 4th. Should there be decorations you wish to keep, please be sure they are not located near the curb. This will ensure that your items are not accidentally discarded.

- Please remember that if your contact information changes to notify the board immediately so that your email communication is not interrupted.
- Snow Removal- The NO ICE MELT forms were to be deposited in the appropriate box at the time of sign-in this evening. Anyone not replying will receive ice melt and be cleared only when snow accumulations exceed 2". Snow Removal stakes will once again be placed only at those owners' homes that have requested **NO** Ice Melt.
- Please be reminded, the purpose of this meeting is to conduct general association business only. It is not for items concerning your personal home or questions regarding. These items are to be emailed to the board so that they may receive the correct reply.
- Once again, we have been contacted by vendors regarding owners' interaction with staff. Please be reminded that direction has already been established with the vendor through the board on the owners' behalf. While these conversations are meant to be friendly, it leads to additional billing time and expense to the association. Such general conversation recently cost the association an additional \$250 for tree trimming due to additional labor time. These employees are given a time frame in which to complete their task.

Misc. Questions

Are there any requests regarding General Association items to address at this time? Or Questions regarding the recent Owner Letter for Mr. Frassetto.

The attorney answered questions from the owners. He discussed the cost and other problems with motions that Woody Barthel proposed. Mr. Frassetto also gave Owners an idea as to what some of these ideas/actions would cost, what measures would be involved and potential repercussion to the community in general may occur. Such changes would alter the original drainage system that was required upon development of the area by the Town of Grand Chute, Outagamie County and the Wisconsin DNR. The three ponds in question were required in the original drainage system plans and service the entire community.

Mr. Barthel inquired why motions made at the 2023 meeting were not being acted upon. Mr. Frassetto clarified that the correct procedure to present motions was not followed. Per Mr. Frassetto, the board responded appropriately. A question also arose regarding Mr. Barthel involvement in any legal meetings as he requested. No such meetings occurred. The only meeting occurring was at the request of Mr. Trettin. All owners were invited to contact the board upon receipt of the Owners' Letter should they have questions or require legal clarification. Mr. Trettin was the only owner responding who requested clarification of the pond history and usage.

Adjournment:

President – If there are no further items for discussion, may we have a motion to adjourn the 2024 Annual Meeting of The Condominiums at Warner Creek?

Motion Made by: Don Ripley

Motion Seconded by: Tom Trettin

President - The 2024 Annual Meeting of The Condominiums at Warner Creek is adjourned

TIME: 7:55

Warner Creek Board of Directors