**WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION**

**BOARD MEETING**

**September 9, 2025**

 **Pirkel’s House**

The meeting began at 8:00 AM. The meeting was adjourned at 9:45 AM

**Attendees**

Board Members

Deb Pirkel, Pat Osol, Donna King, Deb Kordsmeier and Rhonda Uschan

**Financials**

* Checking Account Balance (August 31, 2025) $ 51,361.78
* Outstanding Invoices paid in August, 2025 $ 22,294.64
* Checking Account Balance after August Outstanding Invoices **$ 29,067.14**
* Savings/Reserve Balance (End of August) $ 33,041.25

**8 month review (January – August)**

Maintenance fee collected for 8 months

* Amount collected $ 119,393.00
* Amount Budgeted $ 115,864.00

 **Actual Budgeted**

* Total Income $122,643.11 $119,156.00
* Total Expenses $113.922.03 $113,820.00
* Net Income $ 8,994.01 $ 5,336.01
* 2026 Budget was approved by the Board

**Landscaping**

**Update on Projects:**

* \*Bob and Dave’s have completed most of the planned landscaping projects for this year, only two projects remain.
* \*Edging and stone repair projects are near completion.
* \*A walkthrough has been completed with Ranger Services.  Trimming will be completed as necessary, and three damaged/lost trees will be replaced in October.
* \*Drainage/downspout issues behind the triplex on Cross Creek are being discussed with Bob and Dave’s.
* \*Fall clean-up will be completed in late October/early November.
* \*A big thank you to Barb Kolbe who not only organizes the marigold plants that beautify not our residence, but also the plants at our entrance which she plants and keeps watered all summer.

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**Buildings**

* Just a reminder that wasps often build their nests in or around newspaper carriers. Owners may want to keep wasp spray on hand and spray the inside and outside of their carrier.
* Repairs to downspouts are made on an as needed basis. Please email the board if you notice a downspout that is in need of repair. If you see light bulbs that are out in your lanterns notify the board of that as well. Also, please report any damage to your siding. Responsibility for siding repairs will the determined based on how the damage occurred and the size of the damage.
* The Fall 2025 Pest Control application from Terminix-Wil-Kil occurred on September 3rd 2025. The Association's contract with this company has ended. Pest control will now be at the owner's discretion and expense.  If you notice active wasp nests on the exterior of your condo, notify the board by September 25th and a technician from Terminix-WilKil will return to treat the nest.
* Cottonwood from trees can clog the condenser fins of an AC unit. Owners may want to check their AC unit for cottonwood and and gently spray any cottonwood from the top or sides with a garden hose, directing the water to push the debris out from the bottom.
* Gutter cleaning will occur several times this fall.

**MISC NOTES:**

* **FUTURE ROAD MAINTENANCE**

As our community ages, maintaining our streets will be an ongoing maintenance need. We have requested proposals from Quality Asphalt (company performing our previous improvements) to complete crack filling in 2026 and seal coating in 2027. Securing a contract now will ensure pricing for the future.

* **2026 CONTRACTS**

All contracts for services needed for 2026 season, have been secured with our current vendors for our 2026 Budget preparation. The board periodically requests bids from alternate sources to ensure that we are receiving the best pricing possible.

* **JUST A FEW REMINDERS**
* Swimming, fishing and climbing on rocks is not allowed on the ponds for liability reasons. Should you see someone doing so, please take the time to remind them or make them aware of this rule.
* Cars are not to be parked in the driveways for longer than 2 weeks. Should you have extenuating circumstance, please contact the board. This is particularly important as winter weather approaches.
* **ANNUAL 2025 WARNER CREEK CONDO OWNER’S MEETING:**

The Annual Owners Meeting (as required) is scheduled for October 6, 2025, at 6:30 PM at the Capital Center. You will receive your Owner packets 10 days prior to the scheduled meeting. Two board positions are set to expire this year (Deb Pirkel, Donna King), 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.

* **WEBSITE**

Just a reminder, all financial documents, condominium documents and calendar events can be found at: [www.warnercreekcondos.net](http://www.warnercreekcondos.net). This information is public and assists in real-estate transactions or owner refinancing, etc.…

* **HOLIDAY PARTY**

The Annual Warner Creek Holiday Party is scheduled for Tuesday, December 9th at Wilder’s Bistro. Pat Osol and Cheryl Allen have graciously taken on this year’s planning. Barb Hubley and Kay Rorbeck have offered their assistance. THANK YOU! Details to follow.

Thank you.

Warner Creek Board of Directors