

WARNER CREEK CONDOMINIUM OWNERS' ASSOCIATION

BOARD MEETING

April 17, 2026

King House

The meeting began at 7:44 AM. The meeting was adjourned at 9:49 AM

Attendees

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

Financials

- Checking Account Balance (End of March) \$ 39,082.02
- Outstanding Checks for March \$ 6,141.25
 - WI Lake & Pond \$ 400.00
 - Kerber Rose (Taxes) \$ 385.00
 - Quality Lawn (February Snow Removal Bill) \$ 5,356.25
- Checking Account Balance after March Outstanding Checks \$ **32,940.77**

- Savings/Reserve Balance (End of March) \$ **13,170.04**
- Total Assets (March Balance Sheet) \$ **46,110.81**

1st Quarter review (January – March)

Maintenance fee collected for 1st Quarter

- Amount collected \$ 43,184.32
- Amount Budgeted \$ 43,449.00

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

- items we will be checking from previous concerns sent to us.

Buildings

2025 Projects

- One project is carried over from 2025. The black railing at 3842 N. Wayside Lane (Murphy condo) needs repair. This is a weather dependent repair and will occur in June. Quality Lawncare will be billed as their worker caused the damage.

2026 Project

- Nineteen mailboxes in the Association will be replaced by Jeff Voigt. The mailbox post at the Quadplex will be straightened. The cost of installation will be \$190 as Jeff will charge \$10 per mailbox to install.
- A list of repairs noted during the Spring walk-through will be prepared and given to Jeff Voigt. Please continue to contact the Board if you notice damage to your downspouts or siding, have a leaky gutter, or issues with your lanterns.
- Gutter cleaning - The removal of all debris from the gutters and downspout will be completed this spring by Jeff Voight.
- Lantern cleaning - Jeff Voigt has agreed to wash lanterns. To schedule this service and obtain pricing call Jeff at 912-418-0051 or email him at jvoigt55@yahoo.com. Please do not contact the Board as this is a service you schedule and pay Jeff directly.
- Terminix-Wil-Kil - For owners wishing to stay with Terminix-Wil-Kil and schedule pest control at your expense. Patrizia Petrova, the service technician who has worked in community for years will answer any questions you may have. Her work number is 920-209-0675.
- It is suggested that owners contact a licensed pressure washing company if they wish to have their condo siding pressure washed. You may contact Dan from Waters Window Washing for pricing and scheduling this service at 920-858-3144.

Landscaping

- Bob & Dave's: Spring cleanup has been completed. A pre-emergent will be applied to mulched areas after the mulch has been fluffed. Prep for marigold beds will be completed around mid-May.
- Green Boyz: The first application of granular fertilizer is scheduled for late April weather dependent.
- **Ranger Services:** Spraying for crabapple trees will be completed this spring.
- **Quality Lawncare:** Final repairs to snow plow damaged grass have been delayed by the unavailability of topsoil. Brandon's crew has completed the mulch fluffing and will make the new seeding/grass repairs as soon as possible once topsoil is available. The first mowing (plus thatching and bagging) will take place by the end of next week, depending on the weather.
- **Marigolds:** Barb Kolbe is again graciously planning the marigold plantings to beautify our development. We usually plant them around Memorial Day. We will notify you when a date is set. It is much appreciated if residents who are able plant their own or even their neighbor's marigolds.
- **Spring walkthrough:** The spring walkthrough will be completed in early June. As the date nears you will be notified so you can make us aware of any concerns you may have. We do have a list of

Miscellaneous

- WINDOWS: Waters Window Washing is scheduled to be on-site May 14-15 (and May 16 if needed) for spring window cleaning. Owners were notified via email on April 8 and a reminder email will be sent out a week prior to April 30 deadline. This is at the individual owner's expense and checks must be dropped off by 5 pm April 30 at the King home, 3787 N. Crosscreek Circle, to be included.
- BLACK EDGING: Owners can remove the short black edging by the front marigold planting area, if desired.
- PETS: Just a reminder, pets are to be leashed and are not allowed to use any grassy area as a restroom other than their own back yard. Pet owners are responsible to make lawn repairs fo,damaged grassy areas. Thank you!
- ASPHALT REPAIRS: We expect to hear this spring from Quality Asphalt regarding its plans for crack sealing this year. In 2025, a two-year agreement was signed with Quality Asphalt to do crack sealing in Year 1 and seal coating in Year 2. An update will be sent to owners as soon as the contractor reaches out about its plans to proceed.
- DIRECTORY INFORMATION: Please remember should your email or phone number change you must notify the board via email to keep our directory current.

Thank you.

Warner Creek Board of Directors