

WARNER CREEK CONDOMINIUM OWNERS' ASSOCIATION

BOARD MEETING

May 15, 2026

King House

The meeting began at 7:30 AM. The meeting ended at 9:40 AM

Attendees: Mike King, Pat Osol, Rhonda Uschan, Donna King and Deb Kordsmeier

The meeting began at 7:30 and ended at 9:05.

FINANCIAL REPORT

Checking Account Balance(End of April)	\$ 46,925.98	
• Outstanding Checks for April		
• Quality Lawn (March snow removal)	\$ 14,451.25	
• Checking Account Balance after April Outstanding Checks		\$ 32,474.73
• Savings/Reserve Balance (End of April)		\$ 13,570.04
• Total Assets (April Balance Sheet)		\$ 46,044.77

5 month review (January – April)

Maintenance fee collected for January - April

- Amount collected \$ 57,822.51
- Amount Budgeted \$ 57,932.00

	Actual	Budgeted
• Total Income (through April)	\$58,239.53	\$58,062.00
• Total Expenses (through April)	\$50,145.24	\$54,025.00
• Net Income (through April)	\$ 8,094.29	\$ 4,037.00

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

LANDSCAPE REPORT

- **Bob & Dave's** will prep the Marigold beds May 18 prior to our May 21 planting.
- **Green Boyz:** Services will be continued during the summer. The next scheduled service will be fertilizing and weed control in late May or early June.
- **Ranger Services:** Spraying for crabapple trees will be completed shortly. They will also be addressing crabapple trees that are losing bark and get back to us with suggested remedies.
- **Quality Lawncare:** Any necessary repairs from snow removal turf damage not yet completed will be addressed when Brandon can get pulverized topsoil (which has been in short supply and unavailable).
- **Marigolds:** Barb Kolbe is again graciously planning the marigold plantings to beautify our development. We are scheduled to plant the marigolds on Thursday, May 21 (May 22 is alternate date, if needed). It is much appreciated if residents, who are able, plant their own or even their neighbor's marigolds.
- **Spring walkthrough:** Our spring walk through is scheduled for Thursday, June 4 (with June 5 an alternate date, if needed, due to weather). As noted in last month's minutes, we do have a list of items we will be checking from previous concerns sent to us. Please feel free to send us any concerns you have about your landscaping.

BUILDING REPORTS

2025 Projects

- There are two projects that have been carried over from 2025.

Current Projects

- Damage to nine downspouts caused by winter conditions have been repaired. Thirteen lantern lightbulbs have been replaced and one lantern sensor.

- The spring removal of all debris from the gutters and downspouts will be done by Jeff Voigt as soon as his schedule allows.
- Please continue to **email the Board** if you notice any damage to your downspouts, siding or mailboxes, or if you have a leaky gutter, or issues with your lanterns.
- It is anticipated that all mailboxes in the association will be replaced between May and October, with the exception of the three mailboxes on Wayside Lane that were replaced last fall.
- Since wasps enjoy making nests in newspaper carriers, owners may want to keep wasp spray on hand and periodically spray their newspaper carrier.
- The association could benefit from employing another skilled handyperson. If you are aware of someone who would be interested in this position, please send his/her contact information to the Board.
- **Reminder, it is the owners' responsibility to clean their lanterns.** If you would prefer Jeff Voigt to wash your lanterns, please call him at 902-418-0051 or email him at jvoigt55@yahoo.com to schedule this service. This cleaning is \$10 for two lanterns.
- **Reminder, it is the owners' responsibility to maintain the cleanliness of their siding.** Our spring began with an abundance of rain and we suggest that owners walk around their condos and inspect your siding for mildew. It is suggested that owners contact a licensed pressure washing company if they wish to have their condo siding pressure washed. Dan Waters Window Washing will provide this

MISCELLANEOUS

- Asphalt Seal & Repair – updates. Plans for crack filling this month (per signed contract last fall with sealcoating next year). Chopper will notify us when crew will come and work will be done under traffic. Residents will not be able to park on the road when work is being done. We will update residents when we have a firm date from Asphalt Seal & Repair.
- Curbing and storm sewer drain inlet repairs: the board is looking into possible solutions for this.

- Garage floor sealcoating – this is acceptable in the garage or on the patio behind your unit. This is not acceptable anywhere in front of your unit to maintain uniformity and conformity in our community.
- DIRECTORY INFORMATION: Please remember should your email or phone number change you must notify the board via email to keep our directory current.
- The word is out that we may be having an Association Picnic. It is true!!!! Details so far are location (in Mary Ultang's backyard) the second week in July (date to be determined). Tables, some games, ice and glasses will be provided. Owners, please bring chairs, beverages and a dish to pass. More news to follow.

Board of Directors

Owners Directory Attached.