

WARNER CREEK CONDOMINIUM OWNERS' ASSOCIATION

BOARD MEETING

JULY 10, 2026

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

The meeting began at 7:33 A.M. The meeting was adjourned at 9:48 A.M.

FINANCIAL REPORT

- Checking Account Balance(End of June) \$ 33,917.59
- Outstanding Checks for June \$ 729.45
 - Jeff Voigt (\$600 – June)
- Checking Account Balance after Outstanding Checks \$ 33,188.14
- Savings/Reserve Balance (End of June) \$ 14,380.49
- Total Assets (June Balance Sheet) \$ 47,568.63

6 month review (January – June)

Maintenance fee collected for January – June

- Amount collected \$ 87,098.84
- Amount Budgeted \$ 86,989.00

	Actual	Budgeted
• Total Income (through June)	\$ 90,556.02	\$ 90,068.00
• Total Expenses (through June)	\$ 80,937.87	\$ 87,875.00
• Net Income (through June)	\$ 9,618.15	\$ 2,193.00

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

LANDSCAPE REPORT

- **Green Boyz:** We were sprayed for fertilizer, crabgrass, and weed control on June 18. Our next spraying will be in late July or early August. This schedule is weather dependent. We will be contacted the day before they come to spray, and this information will be passed on to the residents.
- **Ranger Services:** A second of 3 preplanned tree sprayings was completed on July 7.
- **Quality Lawncare:** Lawn repairs have been completed due to damage from snow removal. Besides lawn mowing and weed removal, there are several areas of lawn washout or other lawn damage which they will be addressing.
- **Spring walkthrough update:** We completed our walkthrough in June. Since then, Jeff has completed tree trimming throughout our community. A huge thank you to Barb Kolbe for helping complete the walkthrough and tree trimming.
- Jeff has also added mulch under our new mailboxes and newly painted posts. He also added mulch areas around those mailboxes which previously had none.
- Two large trees which need to be removed will be cut down by a tree removal service.
- A list of weeding that needs to be completed has been given to our lawn maintenance company.
- Finally, a second walkthrough has been completed with Angela from Bob and Dave's to determine what to do with dying or missing perennials, shrubs and trees. If you have specific concerns about your earlier requests, please feel free to contact the board.

BUILDINGS REPORT

2025 Projects

- **J&J Maintenance** has been contracted to repair the railing at 3842 N. Wayside Lane. Quality Lawncare will be billed as the damage occurred last November during snow removal.
- **Mailbox Project:** All sixty mailboxes have been installed and all eighteen mailbox posts have been painted. This project was completed over a two year period. The purchase of the mailboxes in 2025 was for \$6,090 and this was identified in the 2025 end-of-the year report. In 2026, \$1,809.23 was used for the painting of the posts and installation of the new mailboxes. The total project came to \$7,899.20 which was identified in the 2025 and 2026 budgets.
- **Downspouts:** Repairs on downspouts occur as needed so please notify the board when you notice any damage to your downspouts. Currently three downspouts are in the process of being repaired.
- **Email the Board:** Please continue to email the Board if you notice any damage to your siding, if your gutters are not draining properly or any concerns you may have. A repair to the siding on the 4-plex unit is in the process of being scheduled.
- **Wasp Spray:** Since wasps enjoy making nests in newspaper carriers, owners may want to keep wasp spray on hand and periodically spray their newspaper carrier.
- **Pressure Washing: Reminder, it is the owners' responsibility to maintain the cleanliness of their siding.** We suggest that owners walk around their condos and inspect their siding for mildew. If mildew is noted we encourage you to contact a licensed pressure washing company to do the pressure washing. Dan Waters will provide this service for a fee. Contact Dan Waters Window Washing at 920-858-3044 for pricing and scheduling.

MISCELLANEOUS

- The board is considering options to straighten the leaning brick pillar out front of 3111 W. Ryegrass.
- A reminder to all residents, no changes can be made to anything in the front of our units **without prior board approval**. There has been some concern about the fading paint on lanterns and fences. The board will start looking to possible options to deal with this.
- We are working with Lowney's Tree Service to remove two dead trees and cut larger limbs off two trees on our property. We are also considering having them do some trimming on the trees between the 4-unit building and Grand Chute Blvd/Rifle Range Road.
- We are still looking for a contractor who might be willing to do curbing and sewer drain repairs. Since it's such a small project, contractors are reluctant to take this on. If you know of anyone with concrete curbing expertise, please contact the board.
- We have had owner concerns about vendor solicitations. There are no policies in our Rules & Regulations prohibiting vendors from coming into our development. If they come to your door, simply say you are not interested.

Warner Creek Board of Directors