WARNER CREEK CONDOMINIUM OWNERS' ASSOCIATION

BOARD MEETING

September 11, 2026

King House

The meeting began at 7:30 AM. The meeting was adjourned at 8:30 AM

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

IMPORTANT ISSUES

E MAILTHE BOARD IF:

If you want to stipulate that you DO NOT want Ice Melt on your driveway. Must be done by Oct. 5.

If you would like to add your name to the ballot (we have openings).

Give your Proxy to Pat Osol

If you would like to help with the Christmas Dinner.

Financials

• Checking Account Balance (End of August)		$ 32,279.45
• Outstanding Checks for August		$ 8,922.66
Quality Lawn (July mowing date)		
• Checking Account Balance after Outstanding Checks	$ 23,350.79	
• Savings/Reserve Balance (End of August)	$ 15,180.49	
• Total Assets (August Balance Sheet)	$ 38,631.28	

8 month review (January – August)

Maintenance fee collected for January – August

• Amount collected	$ 117,987.22		
• Amount Budgeted	$ 115,864.00	Actual	Budgeted
• Total Income (through August)		$ 121,459.89	$ 119,124.00
• Total Expenses (through August)		$ 120,879.09	$ 118,470.00
• Net Income (through August)		$ 580.80	$ 654.00

Reports: See Detailed Profit & Loss Reports and Balance Sheets on the Association Web Page for specifics.

Landscaping

Green Boyz:

- Green Boyz completed the fourth and final fertilization and will then complete the core aeration later this fall.

Ranger Services:

- A walk-through was completed this week with Ranger Services. His main recommendation was that our shrubs and trees are not being adequately watered. We will be getting a complete list of each shrub/tree that is currently being sprayed throughout our community. A few trees of concern that may need to be added to our spraying regimen in the future were noted.

Quality Lawncare:

- Besides lawn mowing and weed removal, Quality Lawncare repaired a retaining wall. A final project to put in two underground drains in washout areas around the large pond (Pond B) will be completed sometime during the week of September 14-18.

Bob and Dave's:

- Bob and Dave's will be coming September 15, weather permitting, to replace missing or dead plants or trees. We will all need to make sure we water these new plants and trees throughout the growing season.
- Due to the large cost (over $24,000) to add mulch throughout the development, we are having Angela provide a quote for only putting mulch on the front plantings and pillars. We would then fluff up all of the other mulched areas next spring.

Buildings

Projects Completed & Projects Pending

- Leaf Stoppers repaired a hole in the siding at 3133 W.Ryegrass Drive
  Leaf Stoppers installed gutter guards on the upper back gutters of the 4-plex.
  This product is registered and fully under warranty.

Upcoming Projects

A list of repairs for Jeff Voigt is in the making. It includes:

- a hole in the siding by the back vent at 3834 N.Crosscreek Cr
- a damaged downspout at 4001 N. Crosscreek Cr
  a hole in the siding on the north side of the garage at 3831 N. Wayside Ln
- Gutter cleaning will occur this fall. Typically there are 2-3 cleanings every fall.
- Scrubb'd LLC is willing to blow out the upper front gutters of the 4-plex this fall for $99.00.

Email the Board

- Please continue to email the Board if you notice any damage to your siding or downspouts, if you have lightbulbs out in your lanterns or any other problems with your lantern lights. Our handyman will get to these repairs as soon as his schedule allows.

Wasp Spray

- Wasps enjoy making nests in newspaper carriers. Owners may want to keep wasp spray on hand and spray them periodically.

A/C Units

- Cottonwood seeds and grass clippings can clog the condenser fins of an A/C unit. Cottonwood seeds have been observed in several A/C units so you may want to inspect your unit for debris. To remove it, gently spray the top and sides of the unit, directing the water to push the debris out from the bottom.

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. Mildew has been seen on several units. 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

- **Lowney's Tree Service update:** We are waiting to be scheduled after paying $510 down on a quote for nearly $3,000 to remove two trees and some limbs. Lowney's remains busy with emergency tree service from recent weather events but will let us know soon when we are officially back on the schedule.
- **Curbing/storm drain repairs:** Jim Lemke (who does some side concrete work for Cory) has agreed to make repairs to at least four of these sewer drain/damaged curb units first thing next spring at an estimated cost of almost $10,000. He expects the work will take place in mid-to-late April as soon as the frost comes out of the ground. His worst-case scenario cost is $2,450 (and could be less). He wants to do at least four units at a time.
- **Brick pillar quote/All City Mudjacking & Masonry** has this on their schedule for $800; they are booking work 3 weeks out so we should hear soon when this can officially be scheduled. Rhett from All City Mudjacking said he would undermine the pillar (dig around it), jack it up and pour a concrete footing.