WARNER CREEK CONDOMINIUM OWNERS' ASSOCIATION BOARD MEETING

August 10, 2026

Kordsmeier House

The meeting began at 7:25 AM. The meeting ended at 8:49 AM

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

FINANCIAL REPORT

- Checking Account Balance(End of July) $30,492.79
- Outstanding Checks for July $ 9,198.28 •
- Checking Account Balance after July Outstanding Checks $ 21,294.51 •
- Savings/Reserve Balance (End of July) $ 14,780.49 •
- Total Assets (July Balance Sheet) $ 38,075.00

5 month review (January – April)

- Maintenance fee collected for January - July •
- Amount Collected $ 101,861.25 •
- Amount Budgeted $ 101,361.00 Actual Budgeted •
- Total Income (Though July) $105,327.30 $104,571.00 •
- Total Expenses (through July) $107,202.78 $107,837.50 •
- Net Income (through July) $ (1,875.48) $(3,200.50)

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

LANDSCAPE REPORT

- Green Boyz: Green Boyz completed the third spraying for the year on Wed., Aug. 5, for fertilizer, insect, and weed control. •
- Ranger Services: Due to extensive damage Ranger Services received from the tornado, our third tree spraying has been cancelled. We will receive a refund for the missed application. •
- Quality Lawncare: Besides lawn mowing and weed removal, Quality Lawncare will be addressing two areas of washout near the larger pond and repair of a retaining wall.
- Bob and Daves: Bob and Daves will be coming in mid-September to replace missing or dead plants or trees. This later date will cut down on the amount of watering needed if the plants were replaced during warmer summer months

BUILDING REPORTS

Projects Completed

- J&J Maintenance repaired the railing at 3842 N. Wayside Lane. • -
- Scrubb'd LLC washed the face of the front gutters of the 4-plex. •
- Jeff Voigt repaired, replaced, straightened and reattached downspouts as needed.

Upcoming Projects

- A contract was signed with Leaf Stoppers to repair the hole in the siding located in the lower backside of the 4-plex. Signed on-line by Mike. Repair the week of August 9, 2026. • -A contract was signed with Leaf Stoppers to install gutter guards on the upper back gutters of the 4-plex. Installation the week of August 9, 2026

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 if you notice that a downspout is in need of repair. Repairs to downspouts continue on an as needed basis. Our handyman will get to the repair 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. 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: Due to overwhelming emergency tree service requests from the recent tornado, Lowney's notified us on Aug. 4 that our non-emergency project will be temporarily delayed. They will contact us to reschedule this work as soon as possible. •
- Brick pillar quote/All City Mudjacking & Masonry Rudy and Shirley obtained a quote for $800 (after 10% discount) to straighten leaning pillar next to their driveway. Rhett from All City Mudjacking said he would undermine the pillar (dig around it), jack it up and pour a concrete footing. They are currently booking work 3.5 weeks out. Consensus of the board to proceed to get the work scheduled and finished this fall. Mike will reach out to confirm that the fencing will be detached prior to the work being done and re-attached afterwards.
- Lemke (who does some side concrete work for Cory) walked our neighborhood, viewed busted curbing/sunken sewer drains and quoted $2,489 to repair each (based on doing at least four at a time). He called this price a worst-case scenario and could be less but each site required a lot of handwork. Since he cannot schedule any work before next spring, the board will consider adding almost $10,000 to the 2027 budget to do at least four of the worst units next year.

ANNUAL MEETING •

- Annual Meeting will be the first Monday in October 5th . •
- We will be meeting in Alliance Church starting at 6:30 PM. The Annual Meeting will begin promptly at 7:00PM. •
- You will receive a packet for the meeting either personally or through the mail. Please make sure you read through them. Your Proxy is included in the packet which is very important. •
- We have will have 3 open positions up for election. Please consider becoming a Board Member. If you are interested, please email the Board of Directors. •
- Please sit near the front as it is easier to hear. •
- We are also looking for volunteers for the Christmas Party. Please let me know if you would like to help with the party. Contact Pat Osol.