**WARNER CREEK CONDOMINIUMS OWNER'S ASSOCIATION**

**2026 FALL ANNUAL MEETING**

**6:30 pm Monday, October 5th 2026**

**Appleton Alliance Church**

## Call to Order

- President Mike King called to Order at 6:03
- New Owner Introduction
  Rudy & Shirley Senarighi, Joe and Stephanie Flanagan, Judy Merrill, Steve Smith, Karen Kabbat.

**Calling of the Roll & Certifying Proxies**

- Owners respond
- Proxies are noted

**Introduction of Board Members**

- President Mike King
- Secretary Pat Osol
- Donna King Landscape
- Treasurer Rhonda Uschan
- Buildings Deb Kordsmeier

**October 6, 2025 Annual Association Meeting Minutes Approval**

- Note changes or additions
- Motion to Approve by Don Ripley and seconded by Deb Pirkel

## NOTICE Landscaping/Snow Removal

## Landscaping

- A walkthrough of our entire development was completed in early June, with the help of Barb Kolbe, noting any trees or shrubs that needed to be replaced, removed, or added.
- A large amount of tree trimming was completed after our walkthrough by our handyman Jeff Voigt. A thank you to Barb and Jerry Kolbe and Mike King for their assistance with this.

**Bob and Dave's**

- Bob & Daves completed all necessary improvements in September. The walkthrough will be done again in late spring of 2027. You will be notified of the date beforehand, so you can alert us of any concerns you may for your particular address.
- **Bob and Dave's** will also be completing pruning and shrub trimming later this fall.

**Ranger Services**

- Ranger was unable to complete the final tree spraying due to extensive damage to their facility due to the tornado. A refund for this will be taken off our 2027 bill.
- A walkthrough was completed with them earlier this fall to review which trees are currently being sprayed, concerns about a few other trees, and suggestions of trees we might want to add to the tree spraying in the future.

## Green Boyz

- Green Boyz completed four applications for fertilizer, crabgrass, weed control, and iron dependent on the particular application. They will be completing a core aeration later this fall.

**Quality Lawn Care**

- Quality continues to provide our lawn mowing, trimming, and weed control in our mulched areas.
- They will also be completing a fall clean-up of miscellaneous debris as well as leaf clean-up after the final mowing. Owners may place plants (no pots please) and fall décor (pumpkins, gourds, etc.) at the curb for pickup on **Wednesday, November 4.** Should there be decorations you wish to keep, please be sure they are not located near the curb. This will ensure that your items are not accidently discarded.
- A big thank you to Barb Kolbe who organizes all our marigold plantings and maintains the plantings at our Pampas entrance.

## FINANCIALS

The financial reports show the balances of the association's operating accounts. The accounts cover monthly income, expenses and recurring costs. Updated reports are available to all residents monthly on the association web page.

- The association remains financially stable in 2026 despite higher operating costs in some areas.
- The anticipated checking account balance for the end of the 2026 year should be around $21,000. Our anticipated savings/reserve account balance should be around $16,000. These funds from both checking and reserve will carry over to the 2027 fiscal year.
- There will be some bills that will come in January 2027 that will be from December 2026 expenses. That is why we need funds to carry over to 2027.
- An end of the year report for 2026 will be provided in January 2027.

- Communication to residents:
    - All monthly profit and loss and balance sheet reports are maintained on the Association website
    - Quarterly, and annual financial reports are also available on the Association web page.
    - Use the following address to access the financials on the website: https://warnercreekcondos.net/financial-reports/
- Approved 2027 Budget – Included in packet
    - Items that have changed from 2026
        - No increase in the Condo Maintenance Fee for 2027. There may be a need to increase the monthly condo fee in 2028.
        - Our contract with Lamar signs will expire in May of 2028. This may result in a loss or reduction of this income after 2027
        - An assessment fee will be implemented in 2027. The assessment fee will be due by March 1, 2027. A form and payment directions will be sent out in early December 2026.
        - Capital Improvement Budget of $29,275.00 is listed for 2027
            - The Two Capital Improvement Projects planned for 2027
                - Asphalt Seal & Repair – Phase 2 of this project will be completed in 2027. $16,000 for seal coating. A contract has been signed to secure pricing.
                - Sewer drain/Curb Repair – Anticipated budget for 1st year = $10,000. This will take care of 4 of the most damaged.
                - Future projects expenses as funds allow (2027, 2028, 2029)
                    - Mulch – this may be done in a phased manner (2-3 yrs)
                    - Painting/repair or possible replacement of lanterns & fences over 2-3 yrs
                    - Power wash front concrete pillars

- Future Payments – PLEASE READ AND NOTE:
    - As we approach the 2027 budget year, it is important that our books reflect the actual income and expenses for that year. **We ask that payments for January,**

**2027 are not paid in 2026. Again, we ask that your January 2027 Condo Fee not be received by the Association before January 1, 2027.**

- Fees are due on the 1st of each month, if you can have your payments arrive within the first week of each month, it would be appreciated. However, fees received after the 15th of each month will incur late fees.

Thank you to all who pay their fees on a timely basis. If you have questions, do not hesitate to contact the Board of Directors of the Warner Creek Condominium Owner's Association, Inc

## BUILDINGS

- The Largest project of the year was the replacement of 60 mailboxes, their labels and the painting of the 18 mailbox posts. Mulch was added around the posts and the overall look of the mailbox units has been greatly improved.
- Due to repeated clogged gutters, gutter guards were installed in the upper back gutters of the 4 Plex. This past summer, the upper and lower front gutters of the 4 Plex were cleaned and blown out by Scubb'd LLC.
- All units will have their gutters blown out this fall.
- The heavy snow from last winter caused many downspouts to be damaged which Jeff Voigt repaired. Several downspouts were damaged over summer by Quality Lawncare who paid for the downspout repairs.
- A couple of our owners had their siding repaired and one owner had their railing repaired.
- As you walk around your Condo please take note of any issues or concerns regarding your siding, gutters, downspouts, lanterns or fences and email those concerns to the Board.

## ELECTION OF OFFICERS

- Open positions – Tems expiring (Pat Osol, Deb Korsmeier, Rhonda Uschan)
- Names on the Ballot: Sue Kraft, Ashley Nalepka, Rhonda Uschan and Rudy Senarighi.
- Votes were collected and counted by Bob DesJardin and Cheryl Allen.
- Results: Sue Kraft, Ashley Nalepka and Rudy Senarighi are the new Board members along with existing Board Members Mike King and Donna King
- Thank you Cheryl Allen and Bob DesJardin for counting the ballots.

## President's Report

- Christmas Party will be Dec.15th at Pullmans. Details to follow.
- Association has stable finances thanks to owners paying on time.
- Two capital projects are planned for 2027 plus new mulch

- Mid-April – repairs to sunken sewer drains/damaged curbing ($10,000 budgeted to address at least four of the worst damaged units)
- Sealcoating of streets $16,000 (for year 2 of agreement after crack filling was done this year). Work to begin after sewer/curb repairs are completed.
- We are blessed and grateful to have solid finances. Once again, we have an important annual reminder for owners: Do not pay your January dues until after Jan. 1.
- Thanks to Pat Osol for 14 years of service and dedication to the association and Deb Kordsmeier who has served for 2 years.
- We should acknowledge Deb Pirkel invaluable role in assisting leadership transition of our self-managed association. Deb/Bruce left a year ago after 19 years but she has continued to provide key insights based on her extensive institutional knowledge, past experience and understanding of property management.

**Adjournment**

- President – if there are further items for discussion, may we have a motion to adjourn the 2026 Annual Meeting.
- Motion made by Alfred Merwald and seconded by Betty Techlin.
- The Annual Meeting ended at 7:30 PM.

## Board of Directors