WARNER CREEK CONDOMINIUM OWNERS' ASSOCIATION

BOARD MEETING

June 12, 2026

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

The meeting began at 7:05 A.M. The meeting was adjourned at 8:26 A.M.

FINANCIAL REPORT

May 2026 Financials

- Checking Account Balance (End of May) $52,567.26
- Outstanding Checks for May & carry-over from April $24,748.25
  - Quality Lawn ($14,451.25-April)
  - Quality Lawn ($7,951.50-May)
  - Jeff Voigt ($600-May)
  - Bob & Dave's ($1,745.50-May)
- Checking Account Balance after April & May Outstanding Checks $27,819.01
- Saving/Reserve Balance (end of May) $13,970.05
- Total Assets (May Balance Sheet) $41,798.05

5 month review (January-May)

Maintenance fee collected for January-May

- Amount Collected $72,088.56
- Amount Budgeted $72,415.00

	Actual	Budgeted
• Total income (through) May	$72,521.62	$72,565.00
• Total Expenses (through May)	$68,683.05	$69,967.50
• Net Income (through May)	$ 3,838.57	$ 2,597.50

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

LANDSCAPE REPORT

- **Green Boyz:** We are scheduled to be sprayed for fertilizer, crabgrass, and weed control between June 8 and June 18. 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:** Tree spraying has been completed for all trees listed on the previously planned list. They also did a walk through to check on trees that had us concerned. They noted lichen and mature bark, but assured us that these trees were OK. They did find 2 trees with root rot that will need to be replaced. We also found another large tree in our walk around which will need to be removed.
- **Quality Lawncare:** Lawn repairs have been completed due to damage from snow removal. Please continue to keep these areas watered. They have also been out working to remove weeds throughout the community. We will be sending them a list of specific areas of weeds that need to be addressed.
- **Spring walkthrough:** We have completed our walk around. We will send all our landscaping concerns to the appropriate vendors. If you sent concerns to the board earlier, we addressed each of these in the walk around. If you have specific concerns about your earlier requests, please feel free to contact the board.

BUILDINGS REPORT

- **2025 Project:** The railing at 3842 N.Wayside Lane that is in need of repair is the process of obtaining estimates from a couple local businesses.
- **Gutter Cleaning:** The spring removal of all debris from the gutters and downspouts was completed.

- **Email the Board:** Please continue to email the Board if you notice any damage to your downspouts, siding, mailboxes, or if you have any issues with your gutters or lanterns.
- **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.
- **Lantern Cleaning: 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 $5.00 for one lantern, $10 for two lanterns.
- **Pressure Washing: 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 their 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 service. Contact Dan for pricing and to schedule this service at 920-8583044.

PICNIC:

- Date: July 10th with a rain date of July 11.
- Location: Backyard of Mary Ultang and others in that area.
- Tables will be provided along with paper goods, utensils, ice cups and a few games.
- Owners: Please bring a chair, a dish to pass and a beverage of your choice
- . Please let us know if you need assistance carrying anything for you. Jeff Voigt will provide a shuttle service with his Ranger!!

MISCELLANEOUS

- **Crackfilling** was completed by Asphalt Seal & Repair in late May; sealcoating planned for 2027.
- **Mailbox painting update:** Handyman Patrick has finished the mailbox post painting and did a great job. Jeff will be soon finish adding the new mailboxes where old mailboxes still reside. He is also going to refresh mulch in the small area around the mailbox posts and cut out sod and add mulch to those mailbox units that didn't have mulch around them previously.
- **Damages to curbing/sunken sewer drains on W. Ryegrass**: In checking with Leon (Warner Creek developer) and the Town of Grand Chute, it appears we will be responsible for any repairs we deem necessary (see board email exchange with the town's stormwater engineer). So, we are looking for concrete contractors who can tackle this project for us, including the repairs (lifting) of the sewer drains. Perhaps we need to identify how many sections of curbing need repair/replacement and ask concrete firms to come and give us an estimate. Depending on the cost, this work might have to be included in the 2027 budget.

Warner Creek Board of Directors