

MINUTES
Windsor Village Plat 3 HOA Annual Meeting
April 8, 2024

Board /-Officers Present:

Dian Shafer, Tim Lallier, Cindy Eckhart, Pam Ritchhart

Guest: Jeff Horner, HOA Property Manager

Welcome & Introduction of the Board of Directors and New Property Manager– Diana Shafer

Old Business:

1. No Old Business discussed.

New Business:

1. Diana introduced Jeff Horner of Property Management by Design, as the HOA's Property Manager.
2. Establish of Quorum:
Jeff reported the HOA must have a quorum of 60% at Annual Meetings to approve Board members and meeting items. Other local HOA's assess a fine to Owners who do not attend the meeting or do not assign a Proxy on their behalf.
3. Approve 2023 Annual Meeting Minutes:
Motion to approve: Kirk Henderson, Second by Wilbur Hansen. Minutes Approved.
4. Financial Report:
Jeff presented a report on the first quarter of the FY24 budget. The budget is currently on target.
5. Election of Officers: The following were nominated and approved unanimously as Board of Directors:
Diana Shafer – President
Tim Lallier, Vice President
Pam Ritchhart, Treasurer
Cindy Eckhart, Secretary
6. Other Business:
Association Dues will not be increased at this time. The local average HOA dues are \$240-\$250 per month.

Board Meetings are scheduled for the first Wednesday of the month. Owners are welcome to attend-Owners need to contact a Board member in advance of the meeting.

7. Snow Removal Guidelines were discussed. The current contract stipulates the snow removal company will not provide services until there is a minimum of 1" of snow, and they will keep a distance of 3' from any vehicles parked in Owner driveways. Owners need to park close the grass area so removal can be made to the shared driveway of the attached unit. All vehicles must be removed from all parking lots during snow removal or risk having their vehicle towed at their expense.

8. Parking of oversized vehicles: Page 5, Section 2.08 of the HOA's Covenants states that **NO** tent, trailer, board, camper, motorhome, or truck rated larger than 3/4-ton or other movable enclosure shall be maintained or parked on any Lot or street within public view for more than twenty-four (24) hours in any week.
9. Street parking is allowed only during major holidays due to minimal access for emergency vehicles to travel within the development.
10. Parking lots are for Visitor Parking ONLY – they are not intended for Owners/Renters permanent parking spaces.
11. Insurance Update:
The Board selected Auto Owners Insurance as the HOA's policy holder. The premium decreased, 3% deductible, and a Master Plan has to be submitted for the Reserve Funds account.

Meeting Adjourned at 8:00 pm

Submitted by:

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Tim Lallier, Vice-President
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