

MINUTES
Windsor Village Plat 3 HOA Board Meeting
January 14, 2026

Board Officers Present: Diana Shafer, Tim Lallier, Pam Rritchhart, Cindy Eckhart

Update Rules & Regulations

The Board discussed adding Visitor Parking and Snow Removal rules to the HOA's Rules & Regulations document currently in place.

1. The Board discussed adding more detailed rules about vehicles parking on the street and in parking lots during snow events. There will be emphasis on vehicles being towed at violators expense for not moving them as instructed.
2. The Board negotiated with Etch Outdoor Living to add to our current contract to shovel stoops, steps & sidewalk areas leading up to homes. It will be the Owners/Tenants responsibility to remove snow if items are not removed.

The Board approved UNANIMOUSLY to update the Rules & Regulations document that is currently in place. The Board Secretary will draft the additions for the Board to review and approve.

Lawn Care and Snow Removal Contracts

The Board discussed concerns regarding the lawn service this Summer. Jeff will be contacting Nolte & Sons to submit a Quote for lawn care service and snow removal. Jeff will also request a lawn care service Quote from Etch Outdoor Living. The Board will review the Quotes for further discussion.

Drainage Ditch Issue

Cindy reported that Jeff will be contacting Caliber Properties about cleaning out trash from their dumpsters and removing the large amount of overgrowth in the drainage ditch. Jeff would like to propose that the HOA establish a written contract with Caliber Properties hiring Etch Outdoor Living to do the clean-up & growth removal; and submit an invoice for half the costs to Caliber Properties. If Caliber Properties is not interested in the proposal, Jeff will contact the City for violation of the City Code. If the Board contracts with a new Lawn Care Service, Jeff will discuss this issue with the new provider.

Meeting Adjourned at 11:30 am.

Submitted by:

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