MINUTES
Windsor Village Plat 3 HOA Board Meeting
November 16, 2026

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

HOA Dues Increase
Cindy reported that Jeff Horner sent out an e-mail notification in October notifying Owners that the HOA dues will be raised from $220/month to $240/month effective January 1, 2027. Cindy will contact Jeff requesting that a notification will need to be mailed via US Postal Service by December 1, 2026, per the HOA By-laws.

Contract Updates
Cindy reported that Jeff Horner, Property Manager, will solicit bids from Lawn Care and Snow Removal companies in December. Jeff will share all received bids with the Board and set up a meeting to move forward with a new vendor.

Tree Issues
Pam and Cindy reported that a few Owners have concerns about tree root issues in their yards. Some Owners have asked if trees can be removed and/or replaced with something else. Tim will contact a Landscape Architect he knows and ask if he would be interested in doing an evaluation of the trees in the HOA. The Board/Jeff Horner may also reach out to other vendors for an evaluation to help make decisions on parameters for the HOA and add them to the Rules & Regulations document currently in place. The selected vendor for possible tree removal must show proof that they are licensed and insured to the Property Manager prior to any work may be done.

Owners have requested that leaves be taken care on their property. Cindy/Pam will contact Etch to have them mulch leaves within the HOA. The Board is aware that this will be an additional cost outside the current contract.

Miscellaneous
-Owner inquired about the possibility of installing a fence along the berm. The Board voted Unanimously that it would not be financially feasible at this time.

-The Board/Property Manager will need to seek out concrete vendors to do an evaluation on concrete streets, driveways and sidewalks next Spring for possible repairs.

Meeting Adjourned at 2:00 pm.

Submitted by:

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