

MINUTES
Windsor Village Plat 3 HOA Board Meeting
February 4, 2025

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

Guest: Jeff Horner, Property Manager

Annual Meeting

The next Annual Meeting will be held on April 14, 2025, starting at 7:00 pm in the Albaugh Senior Center meeting room. The Board discussed several items to be presented at the meeting.

Outdoor Lighting

Jeff noticed a few outdoor overhead garage lights were not functioning and not a uniform color throughout the HOA. Jeff evaluated all lighting for each unit. Some fixtures were faulty and replaced; and all light bulbs HOA were replaced with new LED bulbs.

Drainage Ditch

Jeff reported that he talked with Caliber Property Management regarding the mowing and trash issues with the drainage ditch on the North side of the HOA. Caliber Property Management agreed to pick up trash in and around the drainage ditch every 2 weeks. After Board discussion, Jeff will contact Etch Landscaping to receive a quote to mow the drainage ditch once a month and report back to the Board.

Snow Removal

After Board discussion, Jeff will contact Etch Landscaping to receive a quote to add ice treatment to our snow removal contract and report back to the Board.

Sprinkler System

After Board discussion, Jeff will contact Etch Landscaping to receive a quote on overseeing the HOA's irrigation system and report back to the Board.

2025 Dues

Jeff reported that he will notify the Board when he receives the HOA's insurance invoice from Adamson Insurance Company. The Board will then discuss if the current HOA dues need to be increased.

The next Board meeting to be determined.

Meeting Adjourned at 8:00 pm.

Submitted by:

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