

MINUTES
Windsor Village Plat 3 HOA Board Meeting
November 11, 2025

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

Increase HOA Dues

The Board discussed increasing HOA dues to \$220 per month starting January 1, 2026. The increase is due to higher costs with lawn care, snow removal, irrigation and repair costs. MOTION to increase HOA dues to \$220 per month starting Jan. 1, 2026, was approved UNANIMOUSLY.

Contracts

1. Iowa Irrigation contract renewal. MOTION to renew Iowa Irrigation contract was approved UNANIMOUSLY.
2. Etch Outdoor Living snow removal contract, and possible lawn care renewal were discussed. The Board would like to set up a meeting with Connor Raes, Account Manager, and Sam Rankin, Owner, to discuss past snow removal issues & expectations for this winter; in addition to discussing a possible lawn care contract renewal.
3. Meet with Jeff Horner, Property Manager, to talk about his 2026 contract renewal.

Drainage Ditch Issue

Cindy reported that Jeff contacted Caliber Properties twice about cleaning out trash from their dumpsters and removing the large amount of overgrowth in the drainage ditch on the north side of units on NE 15th Lane. Caliber has not cleaned up the trash or made an attempt to remove any overgrowth. Pictures have been e-mailed to their Property Manager. As of today, there has been no response from Caliber.

Option 1: Have Etch Outdoor Living submit a quote to do the removal and send Caliber an invoice for half

Option 2: Contact the City – it's suppose to be cleaned up by Oct. 31 per City Code

Snow Removal Notification

Cindy will contact Jeff requesting that he send out a notification to all HOA Owners and Property Managers stating the HOA's rules & regulations regarding snow removal -highlighting fines and towing- by November 21, 2025. Cindy will ask Jeff if he has personal e-mail addresses of all current renters.

2026 Annual Meeting

Cindy will contact Jeff asking him to make a reservation with Albaugh Senior Center for a date in April at 7:00 pm. The Board will ask Jeff send out a "Save the Date" e-mail so Owners who leave for the Winter are made aware to watch for future e-mails/mailings explaining the proxy form submission if they will be unable to attend the meeting.

Add Item to Rules & Regulations

Cindy reported that an Owner has complained several times that the unit next to them has more than 1 bird feeder too close to their deck. They have had several birds hit their patio doors and a large amount of bird pooh and bird seed on their deck and lawn behind their unit. There are other units that have bird feeders as well, but there was discussion about limiting the number of feeders and the location of feeders to be respectful to all people living in the HOA.

If the Board makes the decision not to add this to the Rules & Regulations, the Owner will need to be contacted to move the bird feeders and limit where he places the bird seed behind his unit so it does not encroach on the neighboring units.

Meeting Adjourned at 11:00 am.

Submitted by:

Cindy Eckhart, Secretary

cleckhart@hotmail.com, 515-290-8247
8278

Tim Lallier, Vice-President

tlallier@alliedcinst.com, 515-371-

Diana Shafer, President

dshafer2104@outlook.com, 319-775-2288

Pam Ritchhart, Treasurer

dcrpar7@live.com, 515-321-6637