



Unfinished Business:

- A. Rules and Regs – Jessie and Tim have started working on the Rules and Regs and are reviewing other HOA's documents for examples.

New Business:

- A. 2026-2027 Budget – a draft of the budget was discussed. With the increase in snow removal costs it was decided to increase the line item to \$20,000 for next year. The Village representatives wanted to add more funds to the Village reserves next year. There was a lengthy discussion about adding in leaf removal for the Heights and increasing the dues to cover the cost. At this time, we'll not include it in the Budget.
- B. 2026 Annual Meeting – the annual meeting will be January 27<sup>th</sup> and Tim will contact University Elementary School about using the cafeteria.
- C. The Board signed the management contract renewal for 2026 with Capital Realty, Inc.

The Board adjourned the meeting at 8:30 p.m. by motion – Tim Smith and seconded by James Eiermann. Motion passed.