

VILLAS OF BERKSHIRE HILLS HOMEOWNERS ASSOCIATION

April 29, 2021, 5:30 pm

West Des Moines Library, Study Room C

**Board Members Present:** Jason Van Dyke (President), Joanne Blizzard (Secretary), Peg Hines, Mark Gookin, Erika Arner, Jessica Landers from Optimum Real Estate Management

**Homeowners Present:** Up until now, due to Covid, board and management have agreed that these will not be open forum meetings. However, the NEXT meeting will be open and any homeowners who wish to attend will be welcome.

**Call to Order:** Meeting called to order at 5:30 pm.

**Discussion Items:**

- **Plant the Speed:** Main trunk lines are now being installed in West Des Moines. The timeline is available at [www.wiredwdm.org](http://www.wiredwdm.org). As long as the project adheres to schedule, we should be getting it next year.
- **Tree removal:** All of the remaining tree removals (approximately 10-12 dead trees) will be completed this year, beginning in May or June.
- **Landscaping:** This year's budget for landscaping includes all the remaining tree plantings (subsequent to the remaining removals), spring and fall pruning of trees and canopies, and bed maintenance.
  - The large common landscape beds at the north entrance are in the worst shape and will be completely overhauled immediately to clear them of weeds and thistles and prevent future re-emergence.
  - All remaining new tree plantings (replacements for the removals) will take place this year.
  - Giant lilacs were approved for the stone circles along Prairie View Drive that used to hold large (now removed) trees. These should provide additional privacy.
  - We will also be replacing the south fence (the one that used to stand between our property and Signature Place Apartments) with a fence of arbor vitae trees, pending arrangements for watering.
  - As the year develops and the budget allows, we will set priorities for the large common landscape beds at the south entrance and the replacement of dead bushes at buildings.
  - Longer term, the river birch trees on the property cause problems with the lawn and buckling in the driveways. These should eventually be replaced.
- **Gutters:** An initial gutter cleaning has taken place and some emergency repairs made. Most of our gutters and downspouts are still original. A list of all repairs needed by building has been provided and cost estimates are forthcoming. Timing of repairs and source of funding will be determined when those cost estimates have been received.
- **Spring Cleaning Dumpster:** It has been a few years since a spring cleaning dumpster was brought onto the property for residents to get rid of anything. We are looking into doing it again this year for approximately one week.
- **Reserves:** When CDs are maturing for our reserve accounts, we are evaluating other low-risk investment options such as money market accounts, since CDs lock up our funds for a set period of time but yield very low returns.
- **Roof replacement:** Of the eleven buildings on the property, five buildings already have fairly new roofs. We are reviewing the remaining six buildings to determine cost, timing, and funding. Some residents have complained of problems with mice; it was emphasized that bird feeders are prohibited on the property as they attract mice.
- **Security lights:** Ready to review for bulb replacement needs and get a cost estimate.
- **Concrete repairs at individual units and common areas:** Ready for a walkthrough with cost estimates.

**Next Meeting Date:** Tuesday, June 22<sup>nd</sup>, 5:30 pm, West Des Moines Library – Study Room C.

**Adjournment:** Meeting was adjourned at 6:30 pm.