

Villas of Berkshire Hills Home Owners Association Annual Meeting Minutes

Wednesday November 5th 2025 West Des Moines Public Library - First Floor Community Room

Present: Steve GPM, Board Members Aida, Erika and Mary

17 HO, 4 proxy's total of 21 in attendance. Quorum noted meeting called to order at 6:30 pm

I. Approval of 2024 Annual minute meetings: Unit 610 made motion 1101 2nd motion

II. Financial Report: Summary of current financial standing of HOA & foreclosures. Discussed insurance increase for 2026 and how it effects our HOA dues each month 2026 \$56.94 will be for property insurance. One HO suggested offset by having a small assessment each year to cover expected increase so it does not cut into our monthly dues.

III. BOARD REPORT: Overview of accomplishments and Maintenance report

- Repaired driveways (evaluated worst at Spring Walk thru in March of 2025)
- Repaired Soffit issues bldg. 3
- Repaired and stabilized Irrigation system
- Added new stops signs
- Added new signage posts
- reseeded areas
- removed dead / dying trees
- added light bulbs and repaired garage sensors where needed

Board and GPM noted we are pleased with our new lawn crew and irrigation company and feel they have made significant improvements this past year.

IV. Old Business:

- Fence: Board and GPM will re-evaluate Spring Walk thru of 2026

Discussed noted we all agree it looks bad and is at the end of its useful life and not repairable. Real issue is the trees behind that have grown over the last 28 years and are now pushing thru the fence. The HOA owns to the chain length fence. (DOT put up chain length fence when interstate built)

- Tree planting At Spring walk thru board will determine where best to plant the 4-5 tree we have received thru maintenance requests. Small front yards make it difficult as a tree needs placed 2-3 ft where original tree came out.

V. New Business:

- Plumbing Drian issues 2 buildings GPM will check into Descaling drain to see if this may be an option to open up drains that have become narrower due to debris building up and hard water. Also Noted the WORST items for garbage disposer cooked pasta, coffee grounds and potato skin peels.

VI. Capital Improvements projects: 1–5-year Plan

- **Fence/Tree Issue by Interstate:** One home owner suggested do in sections to help with costs. Rebuild over 1-2 years. GPM suggested Different Type of fence as it may have a longer life than treated wood. Example Vinyl to match property as it would last longer and less maintenance. Sound Barrier Wall Question asked: **according to an email the board received last Spring 2025 from DOT: “We typically do not look at noise barriers apart from a substantial highway project of the DOT example another lane added to South I -35 next to our property.”**

-**Concrete Road Replacement Section:** This is on north side of property where we patched with asphalt in 2024 will need repaved within the next few years.

VII. **Maintenance Requests:** Board reminded home owners the importance of maintenance requests on GPM website this is a large development with 108 units. This helps us keep track of what need to be done or checked out.

OPEN Discussion: As meeting was ending one HO brought up that monthly dues are tight and not much room to save for the capital improvement projects that will be needed. Several other HO chimed in on increase in dues ideas as well as possible assessments options for big projects.

VIII. Election of Board of Directors

Aida, Erika and Mary will stay on board Emma advised she would like to join. We can have up to 5 if someone is interested, please contact Steve at GPM.

Next Board meeting will be the 3rd week of January exact date to be determined usually a Monday or Tuesday at 7:00 pm

Adjournment 7:26