

Villas of Berkshire Hills HOA Board Meeting Minutes

Date: Tuesday January 20,2026 Virtual 7:00 pm called to order

Attendance: Aida, Emma, Erika, Mary and guest: Home Owner Unit 408

- I. Call to order 7:00 pm - Quorum met**
- II. Review of 2025 Annual minute meetings**

Guest: Unit 408 presented a forecasting spread sheet idea to help board project budget and maintenance items that spreads out over the years.

III. Financial Report: Summary of current financial standing of HOA & foreclosure (still in process) another unit will be added to collections if dues not caught up and paid by 2/1/2026 per GPM.

IV Maintenance Report:

- Siding / Chimney issue units 806 and 601 repaired.
- Descaling pipes GPM getting bids from Smith Sewer and another drain contractor for a few buildings main line drain that we have had ongoing issues due to build up and hard water over the years.

V. Old Business

- Fence: Board has tabled till Spring Walk thru of 2026
- Tree planting 408, 806, 303 and 403 have all requested where trees came out several years ago. Placement will be discussed at Spring walk thru.
- Selby lawn care and Kelly George Irrigation will continue their services at VBH in 2026?

VI. New Business

- A motion to raise dues an incremental amount over the next 3 years. Each January a minimal amount will be re-evaluated. Increase for 2026 \$10.00 recommended. Motion 2nd all agreed.
- Notice will be sent to home owners as board would like increase to start with March 1, 2026 dues being 200.00

March Meeting – TBD week of March 23

Spring Board Walk Thru TBD first part of April

Adjourned 8:06 pm.

