

VILLAS OF BERKSHIRE HILLS BOARD Meeting Minutes 7/21/2025
Meeting Called to order at 7:04 Mary & Erika Present. Aida absent, Quorum met

A. March board meeting minutes approved via email

B. FINANCIALS

- Update on foreclosure unit and unit in collections. The unit in collections discussed starting the foreclosure process.

C. Maintenance:

- Post on south entrance fixed new stop signs added and new signage posts
- Driveways repaired
- Irrigation issue found
- Shrubs trimmed in progress almost complete
- 8 dead trees removed
- Bldg 3: 4 units soffit /eves issue needs repaired. (laminare peeling above front entrance)
Need update if repair scheduled.

D. Old Business:

3. Fence: Along interstate – Tabled till 2026.

4. Spray weeds where needed in HO entrances, cracks of driveways and sidewalks. Request scheduled once trimming complete.

5. Reseeding bare areas will take place fall of 2025 determined at Spring Walk thru. Mainly where trees have come out in the past and ground settled or grass didn't re-grow well. Building 8 where electrical work done late Summer of 2024

E. New Business:

1. Dumpster September 2025 - Request 2 for one week in early September approved.
2. Trees 4 units have requested where trees have come out in the past 4 years. Replace 6 or 8 this Fall or better to wait till Spring? Request a quote and best time to plant per tree contractor.
3. Landscaping- Have had a few Ho requests for improved landscaping. We currently contract for lawn mowing weekly with basic edge trimming of grass. Trimming bushes is budgeted for 1 time in the summer month as it is a large project with 300 bushes at VBH. Spraying for weeds done once in Summer. We currently do not have a landscaping contract on a weekly basis.
4. Tree 1005 it's not healthy and large branches have fallen twice during storms on the driveway. Remove next time we have tree work done?
5. Annual meetings need to select a date for late Oct or November and reserve Wdm Library.

F. MISC:

1. 2 units for sale 601 and 209

2. HO continue to unscrew their garage lights. This makes it difficult for GPM & VBH Board to monitor if light bulb out or sensor issue. VBH does not have street lights, which is why all garage lights are to remain on at night.

Next HOA board meeting will be in Mid September date TBD

Meeting Adjourned 7:38 pm