

VILLAS OF BERSHIRE HILLS HOMEOWNERS ASSOCIATION
July 19, 2022, 530pm
West Des Moines

Board Members Present: Jason Van Dyke (President), Joanne Blizzard (Treasurer), Erika Arner (Secretary), Peg Hines (Director), Amanda Mulcahy (Director) and Steve Gulling (Gulling Property Management LLC).

Call to Order: Meeting called to order at 531pm.

Discussion Items:

- **Financials/Collections:** Accounts closed with Optimum. Discussed outstanding accounts with current residents. Late fees waived for July. Residents, please make sure you pay your dues. Paying your dues helps to improve our community.
- **Trash and Recycling:** Trash every Friday and recycling is now every other Friday starting July 29th.
- **Tree removal:** Removal of 19 dead trees. Budgeted for \$10k replacement and removal.
- **Lawn Service:** Remove armyworms and restore lawns. Motion to choose new lawn care service. Peg and Amanda will be researching new companies. Most of the board states lawn care service is poor. The Board has received negative feedback from a number of homeowners of current company. A motion was made to cancel agreement with Rwenzori. 4-0 in favor for new lawn service. 1 abstention due to conflict of interest.
- **Insurance Claims siding/roofing:** Steve is communicating with State Farm to fix the siding. \$25k deductible. Optimum was in communication with State Farm. Temporary fix on some siding was added.
- **Budget sheet Lawn and Mowing:** Separate invoices for lawn and mowing. Mowing will have monthly invoices.
- **Annual Meeting:** Having a Capital Improvement fund/assessment of \$500 for overall care of property.
- **Dryer Vents:** Board agrees to have dryer vents cleaned this summer/fall. One-time assessment for fire safety.
- **Pet Policy:** Reevaluate the policy- number of pets and restrictions. Reminder to clean up after your pet. Pets can spread diseases, infections, and other concerns. Please respect your neighbors to ensure proper health for not only pets but for humans. Some infections are contiguous to humans from pets.
- **Gutter Toppers:** Steve will get bids for gutter toppers. Budget for gutter cleaning \$2,500. Talking about having gutters cleaned this year and gutter toppers for next year.
- **Concrete:** Developing a plan to make concrete repairs.

Next Meeting Date: TBD

Adjournment: 723pm