

VILLAS OF BERKSHIRE HILLS HOMEOWNERS ASSOCIATION

June 22, 2021, 5:30 pm

West Des Moines Library, Study Room C

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

Homeowners Present: The West Des Moines Library will be opening larger rooms (accommodating more than 8 people) on Labor Day. For now, we have had to reserve an 8-person room for our next board meeting, but Jessica will contact the Library immediately after Labor Day to try to reserve a room large enough to accommodate homeowners.

Call to Order: Meeting called to order at 5:27 pm.

Discussion Items:

- **Tree removal:** Fourteen dead trees have already been removed from the property this year as budgeted. There are ten more eyesores yet to be removed with funding from the spring assessment.
- **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 scheduled for June, weather permitting.
 - The rock beds adjacent to homeowner units will receive maintenance right away.
 - A large lawn area in the southeast area of the property requires a complete overhaul to remove weeds and fungus and will be completed at the same time as the north entrance beds.
 - The following will also take place this year, pending improving drought conditions:
 - All remaining new tree plantings (replacements for the removals).
 - Giant lilacs will be planted in the stone circles along Prairie View Drive that used to hold large (now removed) trees.
 - The entire lawn will need fertilizer and reseeding in some areas. Bare spots where stumps were removed will receive an application of black dirt and be re-seeded with grass.
- **Gutters:** Full gutter replacement is to take place immediately and will ultimately be paid for with funding from the spring assessment.
- **Sprinkler System:** Backflow test has been completed. There is one zone (Zone 16) that is not working at all. We are getting estimates for its repair. All other sprinkler maintenance is up to date. Sprinkler run times will be adjusted to two shorter times, at 10:00 pm and 4:00 am, to allow water to absorb into the soil better.
- **Spring Cleaning Dumpster:** This was very well received but filled up almost immediately. We will plan another in the fall.
- **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. Two estimates have been provided and we will be reviewing a third. The price of materials has spiked recently; we will wait for this to correct before proceeding with any work. Reserves are currently sufficient for approximately two roof replacements (depending on size of building). However, the goal is to space them out every 2-3 years.
- **Concrete repairs at individual units and common areas:** Ready for a walkthrough with cost estimates.

Next Meeting Date: Wednesday, September 15th, 5:30 pm, West Des Moines Library – Room to be determined.

Adjournment: Meeting was adjourned at 6:20 pm.