

## **VILLAS OF BERKSHIRE HILLS BOARD MEETING MINUTES 5/13/2025**

Board members present: Erika, Aida and Mary

Meeting called to order @ 7:30 pm Quorum noted.

A. March board meeting minutes approved via email

### **B. FINANCIALS**

- Update foreclosure unit: in judgement stage, collection unit: in debtor certificate stage and reminder email sent regarding HOA dues to those late.

### **C. Maintenance:**

- Stop sign post on south in entrance too wobbly. Problem hole is too large. Checking with GPM to see if options to stabilize with concrete, sand, or can a new hole be dug?

- Irrigation any update on fix? No update but request has been made.

### **D. Old Business:**

1. 8 driveways identified on Spring Walk thru – Getting bid to repair /replace all 8 this summer. This will affect 12 homeowners this summer.

2. 8 dead/dying trees identified on Spring Walk thru. Board Approved bid from Extreme Tree to remove trees, grind stumps and haul away. It was noted if other Tree Service Contractors want to be considered for future tree service work to email GPM credentials.

3. Fence along interstate board has decided hold off till Spring/Summer 2026. It looks bad but not a danger to anyone. One board member asked if insurance would cover part of costs because wind & storms has damaged fence?? Board agree we want to rebuild just not this year due to large expense for tree work/tear down/ re build fence estimated at 50,000 - 75,000

4. River Rock in front entrances board has decided to hold off this year as too many other issues. We will request lawn care company spray weeds in river rock and dandelions in yards. We had this done last year in July but thought if we have it done earlier it may control weeds better

5. Reseeding bare areas will take place Fall of 2025 it was determined at Spring Walk thru.

6. Budget: This is a more of annual meeting idea board likes the idea of a comparison showing last year vs this year for expenses. Also discussed the Importance of keeping our reserve funds at 60-70% of annual budget. We always need to be prepared for emergencies.

### **E. New Business:**

1. Several units have sold 1101, 904, pending sales 203 and 204

2. Question Came up: ReNew's fence that came down several years ago on south side they are not required to rebuild, per Iowa fence laws. It basically says: whoever wants the fence covers the cost of fence or property owners share the expense to build.

Meeting adjourned 8:26 PM July meeting TBD week of 14<sup>th</sup> or 21<sup>st</sup>.

