

Villas of Berkshire Hills HOA Board Meeting Minutes

11/08/2023

630p to 8p

Brooke, Mary, Peg, Sandy, Erika

General Notes

- Mary to reach out to Steve to be 2nd person listed on bank account
- Board request for 72 hours' notice when decisions need to be made – this will allow us to land on a decision and communicate that decision back to property manager.
- Reminder of budget meeting/discussion with Steve for 2024 – currently planned for Monday, January 22 at 8p (Steve sent Google Meets invite already)
 - Once budget is set we will set up an annual meeting with the full association in the Spring of 2024 Budget items already approved to be done in the Spring since we didn't get to them in the fall
 - Water shed
 - Yards/Stumps
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- Between now and the budget meeting the board will consider items for future improvements as well
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- Discussion about units that are behind in HOA dues What legal options have we taken/do we have if someone is behind? Continue to discuss
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Dues Raise dues to \$190 (\$25 increase from current) – effective Feb 1 or whatever aligns with our communication obligations to the community – **we will want a separate communication sent to the association on this as well.**

General reminders – homeowners should not be unscrewing external lightbulbs that the association manages – those on garages and end unit side patios. These need to be lit for safety reasons as we do not have street lights.

Pet Policy – continue to discuss. Peg to send board document with previously discussed updates and will update actual policy after these are discussed again.

Discussion on update to fines/fees – to be sent to full association once approved by board.