

Villas of Berkshire Hills HOA September 14, 2026 Board Meeting Minutes

Present: Aida, Emma, Erika and Mary 7:33 PM called to order

- I. Review of July board meeting minutes**
- II. Financial Report Review:** Looks good and HOA dues outstanding much improved.

IV Maintenance Report:

- Descaling sewer pipes Building 1100 and 200 main line and units complete. Noted: GPM spent extra time coordinating with HO as several units' contractor needed access to their units for sewer project. GPM will bill HOA for extra time.
- Tree contractor removed 2 trees one north of building 3 that was dying and one south of building 1100 that was leaning low over the sidewalk and partially over the road had become a liability to property
- Shrub Trimming completed.
- Dumpster clean-up days held in August
- Concrete work to be done this Fall: Notice will be sent to HO as it will affect home owners parking in work area for a short time. HO will need to utilize visitor parking
- Dryer Vent Cleaning on the roof scheduled for Fall as this is an even year 2026. Notice went out to HO of \$30.00 payable to Villas of Berkshire Home Owners Assoc.
- Fall leaf clean-up will be scheduled early November.

V. Old Business

- Tree planting in areas of 205, 407, 806, 303, 403, 1106 and 1107 board would like to make this a top priority for Spring of 2027.
- Reseeding bare area identified for Fall project

VI. New Business

- Annual Meeting Date set for Wednesday Oct 28th @ 7:00 pm
Urbandale Library 3520 86th St. Urbandale, IA 50322 (meeting room A)
- Dues increase for 2027 Board discussed \$20.00 increase
Do to increase costs and help maintain necessary reserve funds

Board adjourned at 8:28