

Villas of Berkshire Hills HOA Board Meeting Minutes July 2026:

Date: Monday July 20, 2026 Time: Called meeting to order 7:32 pm

Present: Emma and Mary Absent: Erika and Aida

- **Review of May board meeting minutes**
- **Financial Report:** Financials look good. One unit in collections
- **Maintenance Report:**
 - Descaling pipes Board approved bid from Smith Sewer via email GPM will schedule.
 - Tree contractor removed 5 stumps and roots in NE corner of property by visitor parking and planted grass seeds where stumps removed. Some bare area remain will add to next reseeding project. TBD
 - Shrub Trimming needs scheduled (Pre-treat helped river rock areas could use another treatment to keep weed out)
 - Board approved Vice Concrete Bid via email GPM will schedule.
 - Dryer Vent Cleaning needs scheduled for Fall 2026. Per Bylaws this is done on even years and a small assessment of 30.00 will be assessed to each Home Owners.
- **Old Business**
 - Tree planting 407, 806, 303, 403 and 205 have all requested. Has not been scheduled due to city watering ban that was recently lifted. Request for Fall 2026.
- **New Business**
 - Schedule Fall Clean up - 2 Dumpsters one at south end one at north end of property for 1 week. Request for August or September so not to conflict with concrete work.
 - One resident requested exterior lights be replaced. While the lights remain functional, the Board has not yet discussed the significant labor and costs required to replace all 108 units (approximately 250 lights). **Homeowners are welcome to replace their own fixtures at their own expense for parts and labor. To maintain the uniform exterior appearance required by our bylaws, the only acceptable replacement is the Marlake 1-Light 8.25" H Matte White fixture (Lowe's Item # 482291 model # 40684),** which costs \$22.98. This model is nearly identical to the original, though it features four glass sides rather than a white aluminum back panel.
 - Meeting adjourned 8:00 PM / Next Board Meeting - TBD Mid September

