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**MINUTES OF THE BERKSHIRE VILLAS HOMES ASSOCIATION BOARD OF DIRECTORS**

**October 11, 2024**

A meeting ("Meeting") of the Berkshire Villas Homes Association, Inc. ("Association") Board of Directors ("Board") was held on August 20, 2024, at the home of Jim Dickson, 4348 West 124<sup>th</sup> Terrace, Leawood, KS 66209, commencing at 2:08 am (Central). Jim Dickson, Angie Brickson, Doug Dixon, Linda Peterson (via Zoom) and Ned Gross, all members of the Board and constituting a quorum, were present at the Meeting. Also present were the following: Lee Goeddel (homeowner) and Tyler Woodard (arborist with Arbor Masters).

Mr. Dickson, President of the Association, presided over the meeting, and Mr. Gross acted as Secretary of the meeting.

CALL TO ORDER.

Mr. Dickson called the Meeting to order at 11:06 am (Central).

APPROVAL OF MINUTES.

Upon motion duly made and seconded, the Board unanimously approved the following resolution:

"RESOLVED, the minutes of the August 20, 2024, meeting of the Berkshire Villas Homes Association, Inc. are approved."

ASH TREE DISCUSSION.

Mr. Tyler Woodard, an arborist with Arbor Masters, and Ms. Brickson led a detailed discussion of the ash trees planted along the streets in the Association. Mr. Woodard examined 99 ash trees in the Association. He reported that 73 trees were in good condition, 21 trees were in fair to poor condition and 5 trees were poor to compromised. Mr. Woodard recommends continuing to treat all trees except those that are compromised. He does not recommend removing all ash trees but just those that are compromised and unsound. Mr. Woodard stated that he has access to tools such as sonic tomography that can be used to evaluate ash tree condition and help determine if a tree is compromised or not. Mr. Woodard discussed tree maintenance including ash borer treatment and pruning in order to maintain and enhance tree health.

Mr. Woodard said that the cost for the 2025 ash borer treatment will be about \$17,000. He stated that trimming can wait until late 2025 or early 2026.

Mr. Woodard and the Board discussed an ash tree removal strategy in anticipation that the ash trees will eventually need to be removed and replaced and the Board did not want to be in a position where there was a sudden expense to remove a large number of trees that might, in the future, become compromised due to age and/or disease. Mr. Woodard said that he needed to confirm but that he thought that the cost to remove and replace an ash tree with a different tree species would be about \$2,000. Mr. Woodard recommended the following as ash tree replacements: brandywine red maple, black gum, ginkgo biloba and lacebark elm.

Mr. Woodard will present a multi-year contract proposal to the Board for removal and replacement of ash trees as such removal and replacement may be required in the future.

**[Mr. Woodard departed the Meeting at 3:08 pm Central]**

#### DISCUSSION OF 2025 ANNUAL BUDGET.

The Board discussed the 2025 annual Association budget and determined that the removal and replacement of five ash trees each year along with some other increased expenses such as an increase in Constant Care's lawn maintenance contract will necessitate an annual dues increase of about \$500.00 for 2025; subject to final costs from Arbor Masters.

#### DISCUSSION OF LATE PAYMENT FEE.

The Board discussed making the Association's late payment policy for annual dues consistent with that of the Berkshire Homes Association. Upon motion duly made and seconded, the Board unanimously approved the following resolution:

"RESOLVED, that any member of the Association who does not pay their annual homeowner dues assessment by January 31 of the assessment year, will be charged a late payment fee of 10 percent of the amount of that year's annual dues assessment in addition to the annual dues assessment itself."

#### DISCUSSION OF HOME MAINTENANCE ISSUE.

The Board discussed one home in the Association with maintenance issues.

#### REVIEW OF FIRST QUARTER 2024 FINANCIAL REPORT.

Ms. Peterson (the Association's treasurer) presented a detailed report of the Association's Q3 2024 financials (and through October 3, 2024), the Board members asked questions and a detailed discussion ensued.

Upon motion duly made and seconded, the Board unanimously approved the following resolution:

“RESOLVED, that the financial statement presented to the Board by the Berkshire Villas Homes Association Treasurer for the Third Quarter of 2024 through October 3, 2024, is approved.”

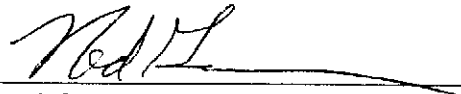
ARCHITECTURAL REVIEW.

The Board, sitting as the Architectural Review Committee, discussed and approved the following:

- (1) Trim paint colors for doors and windows at 4605 West 125<sup>th</sup> Street.
- (2) Roof at 4308 West 125<sup>th</sup> Street.

ADJOURNMENT.

There being no further business to come before the Meeting, it was, upon motion duly made, seconded, and unanimously carried, adjourned at 12:20 pm (Central) on August 20, 2024.



Ned Gross,  
Secretary of the Meeting