
FINAL 13JAN2024

MINUTES OF THE BERKSHIRE VILLAS HOMES ASSOCIATION BOARD OF DIRECTORS

November 20, 2023

A meeting (“Meeting”) of the Berkshire Villas Homes Association, Inc. (“Association”) Board of Directors (“Board”) was held on November 20, 2023, at the home of Linda Peterson, 4509 West 124th Terrace, Leawood, KS 66209, commencing at 2:00 pm (Central). Jim Dickson, Angie Brickson, Doug Dixon, Linda Peterson and Ned Gross, all members of the Board and constituting a quorum, were present at the meeting. Steve Sweet, a former member of the Board and the Association’s outgoing treasurer, was also present.

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 2:00 pm (Central).

APPROVAL OF MINUTES.

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

“RESOLVED, the minutes of the October 18, 2023, meeting of the Berkshire Villas Homes Association, Inc. are approved.”

ELECTION OF OFFICERS.

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

“RESOLVED, that Jim Dickson is elected as President of the Berkshire Villas Homes Association, Inc.;

“FURTHER RESOLVED, that Linda Peterson is elected as Treasurer of the Berkshire Villas Homes Association, Inc.;

“FURTHER RESOLVED, that Angie Brickson is elected as Chair of the Grounds Committee of the Berkshire Villas Homes Association, Inc.;

“FURTHER RESOLVED, that Doug Dixon is elected as Vice President of the Berkshire Villas Homes Association, Inc.,” and

“FURTHER RESOLVED, that Ned Gross is elected as Secretary of the Berkshire Villas Homes Association, Inc.”

FINANCIAL DISCUSSION.

Steve Sweet and Linda Peterson led a discussion of the Association’s finances. About \$49,000 in U.S. Treasury EE bonds will mature on January 1, 2024 and a \$50,000 U.S Treasury Two Year Note will mature on November 30, 2024. The Association also holds two I bonds purchased for \$10,000 each. The Board also discussed the form of the Association’s 2024 dues invoice.

The Board also discussed the Association income taxes.

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

“RESOLVED, that after the Berkshire Villas Homes Association’s approximately \$49,000 (“Bond Proceeds”) of U.S. Treasury EE Bonds mature on or about January 1, 2024, the Association’s Treasurer is authorized to move the Bond Proceeds into an interest-bearing account to invest in U.S. Treasury securities of a term of five years or less, all in the Treasurer’s best judgment.”

The Board also discussed the Association’s 2024 budget and the need to increase the snow removal budget line item from \$6500 to \$8700 (because of the need to change snow removal contractors after the original contractor declined the Association’s business) and the yard light maintenance budget line item from \$1300 to \$7000 to paint and repair the Association’s yard lights.

“RESOLVED, that the 2024 Berkshire Villas Homes Association’s budget is amended as follows: (1) the snow removal line item is increased from \$6500 to \$8700, and (2) the yard light maintenance line item is increased from \$1300 to \$7000.”

DATE OF NEXT BOARD MEETING.

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

“RESOLVED, that the next meeting of the Berkshire Villas Homes Association, Inc. Board of Directors will be held at the home of Jim Dickson, 4348 West 124th Terrace, Leawood, KS 66209, commencing at 2:00 pm (Central) on February 13, 2024.”

ADJOURNMENT.

There being no further business to come before the meeting, it was, upon motion duly made, seconded, and unanimously carried, adjourned at 3:00 pm (Central) on November 20, 2023.



Ned Gross,
Secretary of the Meeting