

Official Board Meeting
Diamond Brooke Townhomes
Monthly Board Meeting
March 17, 2025

The meeting was called to order by President Ron Brimeyer at 6:00 p.m.

Board Members Present: Ron Brimeyer, Carol Fisher, Denny Bewyer, Mary Jo Madvig, Connie Nutt, Steve Schuchmann, Jeff Horner Property Manager. Absent Art Holcomb. See attached for a list of association members in attendance plus those attending via Zoom.

FINANCIALS;

Operating Account: \$27,620.72 (as of 3/19/2025)

Reserve Account: \$135,217.76 (as of 3/19/2025)

I. Special Presentation by Corey Nelson, owner of Bats and Bugs.

The Board invited Bats and Bugs to address the issue of bat mitigation. Several owners had bats removed from their attics at a considerable expense. The Board felt it prudent to advise owners of alternative solutions and invited Bats and Bugs to address the issue and provide solutions. See attached email to owners from Jeff Horner recapping the meeting/presentation.

II. HOA Dues: The Board asked Jeff to analyse the budget and determine if the projected HOA dues were sufficient to meet the budget. The HOA reserve account has been decreasing and based on projected expenses would fall short of the desired goal of maintaining a reserve account equivalent to one years operating budget.

The Board agreed that an increase in HOA dues was preferred verses an assessment. An increase of HOA dues effective July 1,2025 to \$300 per month from \$275 per month was proposed.

A motion was made and seconded and approved. It was noted that the Board had authorization to increase the dues as it was less than a 10% increase, per the Covenants.

III. Agenda for the Annual Meeting: Ron submitted the Annual Meeting Agendas for the past 3 years and asked for comments regarding the content and format. Included in the Agenda was Board term expirations. Carol Fisher and Art Holcomb terms expire.

IV. Adjournment: A motion was made to adjourn, it was seconded and approved.

Respectfully Submitted

Steven K Schuchmann

Board Secretary

Dear Homeowners

We're pleased to inform you that our recent meeting with Bats and Bugs went well, and there are currently have 24 owners signed up for mitigation services. Since more than 20 owners participated, the cost per unit is set at \$500.

If you are still interested in this service, you can contact Corey Nelson at Bats and Bugs by:



Email: batsandbugspestsolutions@gmail.com



Phone: **515-218-3400**

To receive the discounted rate and be part of the group, you must notify Corey no later than March 31st letting him know that you are apart of Diammond Brooke Townhome Association.

For those who couldn't attend the meeting, you can watch the recording here:



[Meeting Recording](<https://us02web.zoom.us/rec/share/cQzFnkErLFYXT9tUE8J-cxcXb4tMhH6C2E-iBTS0uQpOmWqwl2lEvRwPhMaUVbXs.oU2KWqdZYVilC4RG>)

Please reach out Ron Bremeyer with any additional questions.

Best regards,
Property Management by Design

March 17, 2025
Diamond Brooke Board Meeting Attendees
Zoom Attendees was undetermined

Larry Dilliner
Laura Dilliner
Deb Baschke
Annette Air
Dan Jones
Jennifer Jones
Mike Adams
Paul Goldsmith
Leslie Goldsmith
Chip Nelson
Joe Raftis
Diane Raftis
Cindy Swanson
Greg Ostwinkle
Sandy Cloe
Sandy Nicolson
Leanna Martin

Ron Brimeyer Mar 17, 2025, 8:12 AM (2
days ago)

to dennis-bewyer, Art, me, Jeff, Islander06, Mary, 62

Name
Larry Dilliner
Laura Dilliner
Deb Baschke
Annette Bair
Dan Jones
Jennifer Jones
Mke Adams
Paul Goldsmith
Leslie Goldsmith
Chip Nelson
Joe Raftis
Diane Raftis
Cindy Swanson
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Sandy Cloe
Sandy Nicolson
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