

Official Board Meeting
Diamond Brooke Townhomes
Monthly Board Meeting
September 23, 2024

The meeting was called to order by President Ron Brimeyer at 7:15 p.m.

Board Members Present: Ron Brimeyer, Carol Fisher, Denny Bewyer, Art Holcomb, Mary Jo Madvig, Connie Nutt, Steve Schuchmann. Jeff Horner Property Manager

FINANCIALS:

Operating Account: \$7,500.41

Reserves Account: \$139,360.66

2025 BUDGET: The 2025 Budget prepared by Jeff Horner was reviewed and clarifications were made regarding the budget amounts for painting and siding. Amounts for painting and siding maintenance were lower than previous years due to the ongoing painting project. Also noted was the budget amount for tree maintenance as the majority of the ash trees have been removed. The remaining ash trees will be monitored for disease and removed. A motion to approve the 2025 Budget was made, seconded and approved.

CONCRETE: The Architectural committee had reviewed and approved the concrete work for the private drive/storm sewers and driveway(s). Work is expected to be done this fall at a cost of approximately \$16,900. See attached list.

DRYER VENT CLEANING: Dryer vents were last cleaned in 2022. No budget was created for dryer vent cleaning in 2024. The Board decided that it was a safety issue and a convenience for owners to provide dryer vent cleaning. A motion was made to amend the budget to allow for dryer vent cleaning up to \$3,500 for 2025. The motion was seconded and approved.

EXTERIOR REPAIRS: Jeff provided an update on the chimney repair to unit 53 which was \$750. The Board had previously authorized Jeff to move forward with repairs up to \$1,000 without Board approval.

Unit 54: It has been determined that the brick repair requested by the owner is cosmetic and is the owner's responsibility. Jeff will contact the owner.

Unit 34: It was determined that the brick repair requested by the owner was caused by the settling of the foundation. This is the responsibility of the HOA. The cost to repair is estimated at \$6,900. A motion was made, seconded and approved to correct this foundation.

GABLE ENDS: Jeff reported that there are 18 Gable Ends that need replacement. This needs to be coordinated and done with the painting project. Having all the Gable End replaced at the same time would be cost efficient. The estimated expense is \$1,500 to \$2,000 per unit. The Board will continue to monitor this and develop an action plan.

COVENANT RENEWAL: A target date to commence obtaining owner signatures is in process.

NEW BUSINESS: 2025 Annual Meeting is scheduled for May 12, 2025, at the West Des Moines Public Library subject to availability.

ADJOURNMENT: A motion was made to adjourn, seconded and approved.

Submitted by,
Steve Schuchmann
Board Secretary