

Official Board Meeting
Diamond Brook Townhomes
Monthly Board Meeting
March 23, 2026

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

Board Members Present: Ron Brimeyer, Dennis Bewyer, Mary Jo Madvig, Connie Nutt Jim Raftis (via Zoom), Steve Schuchmann, Jeff Horner-Property Manager. Gary Bedard deceased since last meeting.

FINANCIALS:

Operating Account: \$33,007.04
Reserve Account: \$165,918.40

Special Assessment Update:

Ten Home owners have not remitted their Special Assessment of \$1,000. A notice will be sent to remit it and a reminder that they may incur a penalty for non payment.

RESERVE STUDY:

Associate Reserves was contracted with to meet with a 4 member committee from Diamond Brook in order to evaluate the Association Reserve requirements. Diamond Brook has a 21.6% reserve funding which is below the 70% of what is recommended.

Further discussions are proceeding to further identify needs for siding and concrete The committee is likely to make a presentation with their findings at the Public Annual Meeting scheduled June 18,2026.

PUBLIC HOA ANNUAL MEETING:

The Public Annual Diamond Brook HOA Meeting is schedule to held June 18, 2026 at the West Des Moines Public Library from 5:30 to 7:00 pm. Notice of the meeting will be sent. Homeowners will be asked to submit Agenda items prior to the meeting as well as notification of open Board Member positions.

BOARD TERMS:

The Board consists of 6 members. 3 members have terms expiring. Notification will be sent to advise Homeowners of the openings and submit nominations.

PROPERTY AND LANDSCAPING MAINTENANCE;

Fertilizer will likely be applied soon. Homeowners will be advised and reminded that grub treatment needs to be watered in them only to areas treated with grub chemical.

Front Stoop Stair Railing. Homeowners wanting to install a front stoop stair railing are finding it difficult to find a vendor as the original vendor no longer provides this product. There seems to be an alternative solution to purchase railings and have them installed. The Board is reviewing a procedure to advise Homeowners what is acceptable so the newer railings conform as closely as possible to match the existing railings. Approximately two-thirds of the units have railings.

Respectfully submitted

Steven K Schuchmann
Board Secretary