

Official Board Meeting
Diamond Brooke Townhomes
Monthly Board Meeting
July 21, 2025

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

Board Members Present: Ron Brimeyer, Connie Nutt, Jim Raftis, Steve Schuchmann. Jeff Horner Property Manager.
Absent Mary Jo Madvig, Denny Bewyer, Gary Bedard

FINANCIALS:

Operating Account: \$32,762.78

Reserves Account: \$160,480.54

COVENANTS: Signatures were obtained from 65 homeowners. Ron to give signature pages to Jeff for recording.

INSURANCE: State Farm Insurance premium structure has changed. Premium structure in part is based on deductibles per building and percentage of Wind/Hail coverage. The Board discussed the options and preferred an annual premium of \$34,609, with a \$25,000 deductible per building and 4% Wind/Hail coverage. The new premium is approximately \$6,000 per year less than budgeted. Homeowners will be advised to check their insurance coverage for loss/assessment as they will be at risk for the building deductible. The premium for this coverage is a nominal expense. A motion was made, seconded and approved by all members present which was sufficient to carry the motion.

PAINTING: Painting has been completed on units 28,29 and 30. Painting will commence on Units 31,32,33,34, and 35 when dry weather allows. Owners need to be reminded that the painters will not cover up or move outdoor items as patio furniture, grills, and pots, etc.

GARAGE DOORS: An issue has come up regarding the replacement of garage doors. Unit 9 needs to replace their single door. Garage doors with the exterior trim are no longer available. Garage door replacement and painting are the owners responsibility so a reminder will be sent to homeowners that the Board needs to approve the garage door replacement in order to maintain uniformity.

ASSESSMENT: There were no negative comments regarding the Assessment as informally polled by the Board.

STORM DAMAGE: Several trees were damaged by the recent storms and were removed. The tree in front of #66 was split in half and should be removed. The tree on the west side of #31 driveway will need to be looked at and trimmed or removed. Tree maintenance has been budgeted.

LOWER LEVEL WATER DAMAGE: Unit 42 reported water in their lower level. Jeff will investigate to see what potentially was the cause. Lower level water issues are the owners responsibility unless it was caused by conditions that are the HOA responsibility, e.g. gutters, down spouts.

IRRIGATION: West Des Moines has advised that nitrate levels have declined and irrigation can resume. Given the rainfall over the past several weeks, irrigation will not resume immediately.

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

Submitted by,
Steve Schuchmann
Board Secretary