

**Brook Run Village Owners Association
Board of Directors
Meeting Minutes
November 15, 2023**

The meeting was held at Des Moines Fire Station #11 and called to order at 6 p.m. by Vice President McClure.

Directors present: Jason Bahr, Marty Chebuhar, Steve McClure, and Pam Schwartz
Absent: Gary Galasso

Members present: Doug Miller and Anne Winslow

MINUTES:

The October 4, 2023 meeting minutes were approved as written.

PUBLIC MEMBER COMMENT:

Members Miller and Winslow were present to ask if their home landscaping project needed board approval. They were advised the project is outside the Association's jurisdiction but that they should consider it could be covered by city regulations.

TREASURER'S REPORT

Bahr reported balances of \$159,489.65 in the Association's operating account and \$243,184.24 in the capital reserve account. He also noted monthly expenses were seasonal and typical. On motion by Schwartz, seconded by Chebuhar, the board unanimously approved the report.

NEW BUSINESS:

Directors reviewed and approved a pond treatment plan for April through October 2024 that includes new measures to prevent or at least reduce algae growth, which has worsened in recent years from dry weather conditions. On motion by Bahr, seconded by Chebuhar, the board voted unanimously to accept a \$9,948.10 proposal by Iowa Pond Guy LLC. The work includes the first-time installation and use of Sonic Algae Control Units in the middle and north ponds. A sonic unit in the south pond has already proven useful in curtailing algae and will be retained.

Additionally, the water plan calls for regular infusions of beneficial bacteria packets in all three ponds and a herbicide application to treat cattails on a section of the north pond.

The board also adopted an Association budget of \$71,975 for the year beginning January 1, 2024, and kept the annual dues assessment at \$125 per lot for next year. Budget details are to be included in yearly dues invoices scheduled to be mailed in the weeks ahead. McClure moved and Chebuhar seconded the budget's approval, and it passed on a 4-0 vote.

Directors also scheduled the board's regular meeting dates for 2024 and decided to continue holding the public sessions in the community meeting room at Fire Station #11. Schwartz led this discussion and is to formalize the requested use dates with the city staffer who handles the room's scheduling.

ADJOURNMENT:

The meeting adjourned at 6:50 p.m. The board's next scheduled meeting is 6 p.m. February 7, 2024 in the meeting room of Des Moines Fire Station #11 at 4150 E. 42nd Street.

Submitted by: Pam Schwartz, BRVOA Secretary