

**Brook Run Village Owners Association
Board of Directors
Meeting Minutes
November 5, 2025**

The meeting was held at Des Moines Fire Station #11 and convened at 6 p.m.

Directors present: Jason Bahr, Marty Chebuhar, Steve McClure, Doug Miller, and Pam Schwartz.

STREAM RESTORATION PROJECT:

John Swanson, Polk County Water Resources specialist, was unable to attend the meeting, but directors reviewed written updates on the project. Reports included news that all but two homeowners whose properties adjoin the targeted creeks have signed easement and maintenance agreements, and those final permissions are expected soon. Also, planners are awaiting a final permit from the Army Corps of Engineers as they eye completing the bid-letting process. Though the original schedule has been upended, planners are hopeful actual construction can begin by year's end or early in 2026.

In related action, the board approved an agreement with Polk County covering maintenance of the restored creeks. The document—which directors previously scrutinized, amended, and then had reviewed by a law firm—spells out the association's and county's responsibilities in maintaining the reworked areas over 20 years. It was unanimously approved on motion by Chebuhar, seconded by Miller, and now goes before Polk's Board of Supervisors for consideration.

MINUTES:

Minutes of October 1, 2025 regular meeting were approved as written.

FINANCIAL REPORT:

Reports show the Association's assets totaled \$479,684, mostly invested in interest-bearing bank certificates of deposit. The Oct. 31 operating fund balance was \$7,808.68.

NEW BUSINESS:

The board finalized a \$58,922 budget for the Association in 2026 following a line by line review and adjustments to the income and spending plan, which includes a dues increase. Directors voted 5-0 to approve the budget, on motion by Bahr, seconded by Miller.

Annual dues for 2026 were set at \$155 per Brook Run Village lot, as moved by Miller and seconded by Bahr. All five directors voted in favor of the new dues setting.

In other business, directors decided that third-party collection efforts on delinquent dues and fines will begin in March 2026. Members with lingering unpaid balances will also face collection expenses once the process begins.

Directors also: discussed a total ban on fishing of Brook Run ponds because of serious trespassing concerns; reviewed bids for landscape and pond maintenance in 2026; and welcomed news that a new neighborhood police patrol officer has been assigned to the neighborhood, filling a retirement vacancy.

ADJOURNMENT:

The meeting ended at 8:30 p.m. The board's next scheduled meeting is at 6 p.m. February 4, 2026, in the community room of Des Moines Fire Station #11 at 4150 E. 42nd Street.

Submitted by: Pam Schwartz, BRVOA Secretary