

**Brook Run Village Owners Association
Board of Directors
Meeting Minutes
October 24, 2019**

The meeting convened at 7 p.m.

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

Minutes:

Minutes of the Aug. 12, 2019 board meeting were approved as written.

Treasurer's Report:

Bahr reported an operating account balance of \$13,006.98 and a capital fund balance of \$253,262.52 as of Sept. 30. He also said he will be working with property manager Steve Gulling to draft a proposed 2020 budget for the association. Bahr intends to present the proposal at the board's November meeting. Chebuhar reported that Gulling intends to mail 2020 dues notices in December and the notice should include the budget.

New Business:

Maintenance work. The board voted to accept a bid of \$742.00 from RTS Tree Service for the removal of dead shrubbery and the trimming of other shrubs and grasses at the areas around Brook Run's entrance signs. Approval came on motion by Wallace, seconded by Bahr, with all voting in favor. The board is also considering the removal of a dying willow tree on the association's easement along the association's upper pond. The tree juts out over the pond and dead branches are causing concerns. The tree's removal may be tied in with the other RTS project, depending primarily on cost.

Property issues. Directors also discussed nuisance complaints at various Brook Run properties owned by CDM Rentals, a Johnston company. Some of the problems involve infractions of the association's covenants and use restrictions, to which all Brook Run property owners are bound; others are contrary to the city's rules and regulations. Directors noted that while some of the issues have been overcome with help from CDM's management and city regulators, others persist. Chebuhar was tasked with trying to arrange a meeting between Brook Run association representatives and CDM officials to discuss concerns, expectations, and perhaps a plan of action.

Trash bin rule. The board also signaled its intentions to begin enforcing the association's covenant provision on storing trash containers out of sight. That regulation reads: **"Any dog run, trash receptacles, tool sheds or other structure of like nature shall be screened by shrubbery or decorative fence or both, so as not to be seen from street view."** The rule has been in effect since Brook Run's inception and is aimed at good overall neighborhood appearance. Most property owners comply by storing trash cans in garages, behind shrubs or otherwise out of public view, but directors say complaints are common over those who don't. Plans for formal notice and a method of enforcement are expected to be discussed at the board's November meeting.

Storm Water Committee:

Wallace delivered a detailed written report along with verbal comments on the committee he chairs and its ongoing efforts to work with city and county officials in addressing Brook Run's storm water drainage issues. Perhaps most significantly Wallace reported the city is beginning the process of updating a 2012 engineering study for Brook Run storm water improvements. The anticipated schedule calls for completion of the study in February. The analysis and cost estimates are expected to be the basis for prioritizing and completing needed repairs to Brook Run's storm water system. The committee report also highlights other city projects that benefit Brook Run. The report is to be posted on the neighborhood's Facebook page.

The meeting adjourned at 8:10 p.m. The next board meeting is tentatively scheduled for 7:30 p.m. Thursday, Nov. 21, at Altoona Public Library.

Submitted by: Pam Schwartz, BRVOA Secretary