

Brook Run Village Owners Association

Board of Directors

Meeting Minutes

August 25, 2020

Due to COVID-19 restrictions and guidelines, the meeting was held via the ZOOM online conferencing program with the following board members present:

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

The meeting was called to order at 6:05 p.m.

MINUTES:

Minutes of the May 26, 2020 regular meeting and the July 28, 2020 organizational meetings were approved as written.

TREASURER'S REPORT:

Bahr reported a balance of \$26,460.21 in the Association's operating account. The Association's capital reserve account balance was reported as \$286,685.35. Bahr also reported on current income and expenses, noting a \$30,000.00 transfer from the operating account to the capital reserve account was completed. Approval of the treasurer's report came on a motion by Schwartz and seconded by McClure.

The board also voted 5-0 to retain attorney Brooke Jacobs of the Brick Gentry law firm for collection of the Association's delinquent dues. The move came on motion by Barr, second by Schwartz. Jacobs was recommended by property manager Steve Gulling and is expected to begin work soon contacting members with unpaid HOA accounts.

NEW BUSINESS:

Directors approved the installation of aeration systems in all three of the Association's storm water retention ponds. The systems will be installed by The Iowa Pond Guy company at a cost of \$9,858 and electrical service to power the equipment will be provided by Kline Electric Inc. at a cost of \$3,363. Aeration is being added to enhance the water quality in the ponds. It works to reduce algae and break down unwanted bacteria by circulating the water, infusing it with oxygen and fueling beneficial bacteria.

Following discussion, the cost estimates were accepted on motion by Bahr, seconded by McClure, and a vote of 5-0.

OLD BUSINESS:

Director Steve McClure outlined a conversation he had recently with Pat Shepard, a civil engineer whose company did the original plat surveys for Brook Run, regarding location of property line pins and costs involved with locating them. McClure's comments were a lead in to further discussion by directors and other members in attendance on whether fishing the Association's ponds should be permitted in specific common areas or totally and officially banned. Directors indicated more consideration was needed and no action was taken.

MISCELLANEOUS BUSINESS:

Director Schwartz presented a request from a member of the Association seeking permission to offer, on a non-partisan basis, voter registration and absentee ballot request forms at one of the Brook Run entrances on a Saturday from 8 a.m. to noon. The board approved the request on motion by Wallace, seconded by Schwartz.

REPORTS:

Bahr reported that in the most recent inspection only 17 Brook Run homes were found to be violating the Association's rule on storage of trash bins. Violators are being assessed \$25 monthly fines.

The next board meeting is scheduled for Tuesday, Sept. 29, 2020 at 6:00 p.m.

The meeting adjourned at 7:17 pm.

Submitted by: Pam Schwartz, Secretary