

**Brook Run Village Owners Association
Board of Directors
Meeting Minutes
January 20, 2020**

The meeting convened at 7:00 p.m.

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

Minutes:

Minutes of the Nov. 21, 2019 board meeting were approved as written.

Treasurer's Report:

Bahr reported an operating account balance of \$9,954.12 and a capital reserve fund balance of \$254,498.92. Bahr also noted the Association's annual membership assessment is now payable and that Brook Run property owners have through Feb. 28 to pay the mandatory \$125 dues without penalty. The treasurer's report was approved on motion by Schwartz, seconded by McClure.

New Business:

In other financial matters, the board unanimously approved:

- Payment of a \$742 invoice from RTS Tree Service for trimming and removal of certain grasses and shrubs around the Association's entrance signs (motion by Wallace, seconded by Bahr).
- Renewal of a service agreement for 2020 with the Iowa Pond Guy LLC company in the amount of \$2,077.60 for control of algae in the Association's smallest stormwater retention pond (motion by Wallace, seconded by Bahr).
- Acceptance of the low bid of \$500 from Rick Homan of Des Moines for removal of a dead willow tree on the Association's property on the north pond (motion by Bahr, seconded by Schwartz).

Trash Container Rule. Directors again emphasized their intent to enforce the association covenant requiring members to store trash containers out of view. They noted the rule is founded on the principle of maintaining the neighborhood's good overall appearance, which in turn positively impacts property values. Enforcement and fines are to begin on April 30, 2020, allowing those who need it time to arrange storage

alternatives that comply. These include storing containers in garages or behind bushes or fences. Discussion revolved around enforcement details, including notices and specific fines for noncompliance.

Storm Water Efforts. Wallace presented an update report on projects affecting Brook Run's storm water drainage, including the city's plans for retention basins along East Douglas Avenue in conjunction with that street's reconstruction, and the planned replacement of large iron guard for storm drains at points on Brook Run and Village Run drives. Also, he said the Storm Water Committee he chairs is anxiously awaiting the city's expected February release of a new engineering study, analysis and cost estimates for much-needed improvements to how storm water flows through Brook Run.

Other Business:

The board also discussed moving forward with attempts to make the area's real estate industry more fully aware of Brook Run's homeowner association so newcomers to the neighborhood are in turn informed of associated rights and responsibilities. Chebuhar said he believes Councilwoman Linda Westergaard, who is also a real estate agent, could offer good advice in this effort.

Bahr relayed complaints over snow pushed by a contractor onto the traffic circle on Brook View Court near Douglas Avenue; McClure reported on the Brook Run Neighborhood Association's reorganizational meeting; and directors also discussed the need for taking bids soon on annual summer maintenance projects.

The meeting adjourned at 8:05 p.m. The next board meeting is tentatively scheduled for 7 p.m. on Thursday, Feb. 18, at the Altoona Public Library.

Submitted by: Pam Schwartz, Secretary