

BROOK RUN VILLAGE OWNERS ASSOCIATION

BOARD OF DIRECTORS

ORGANIZATIONAL MEETING

JULY 28, 2020

The organizational 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. It was held pursuant to the bylaws of the Association which mandate the board reorganize within 20 days of an annual members meeting and election of directors.

Incumbent directors Bahr and Wallace were re-elected to expiring board seats at the July 21, 2020, annual meeting. On motion by Wallace, seconded by McClure, directors determined on a 5-0 vote that all current officers retain their existing roles. They are:

Marty Chebuhar, President

Steve Wallace, Vice-President of Projects

Steve McClure, Vice-President of Communications

Jason Bahr, Treasurer

Pam Schwartz, Secretary

OTHER BUSINESS:

Chebuhar reported that neighborhood compliance is now at 94% with the Association's covenant on storage of trash containers. Only 26 members were cited in the latest inspection, out of Brook Run's 428 single-family homes plus units of condominium associations along public streets. McClure said he is working with two members who requested clarification of the standards to avoid the \$25 monthly penalty.

BOARD AGENDA FOR 2020-2021

The board discussed pursuing waterway maintenance projects over the next year while also continuing to focus on the long-range goal of controlling soil erosion along the neighborhood's creeks. Maintenance could involve improving pond water

quality, removal of overgrowth and drain clogs, insect control, and possibly some silt removal.

Directors also discussed the perennial issue of fishing on the Association's storm water detention ponds. This comes in the wake of a vote by members at this year's election in favor of the board considering the designation of specific common areas for fishing. On motion by Bahr, seconded by Wallace, the board voted in unison to pursue a final decision in the coming months.

It was noted during discussion that the Association's governing documents don't specifically address fishing but do broadly forbid activities on the ponds. Also, the Association's existing liability insurance doesn't cover fishing. Directors noted they are faced with three choices: taking steps to allow fishing, formally banning it or trying to compromise by establishing certain fishing areas. Each has certain official requirements to be met.

The board also reviewed the list of delinquent dues payers and discussed the pursuit of formal debt collection actions.

The next regular Board of Directors meeting is scheduled for Tuesday, August 25, beginning at 6 p.m. The meeting will be held via Zoom with all members of the Association able to attend.

The meeting adjourned at 7:15 p.m.

Submitted by: Pam Schwartz, Secretary