

**Brook Run Village Owners Association
Board of Directors
Meeting Minutes
August 25, 2021**

The meeting was held at the home of board member Marty Chebuhar with social distancing due to heightened public health risks from the COVID-19 pandemic.

Chebuhar called the meeting to order at 6:20 p.m. Directors present: Jason Bahr, Chebuhar, Steve McClure, Pam Schwartz, and Steve Wallace.

MINUTES:

Minutes of the previous board meeting on July 21, 2021 were approved as written.

TREASURER'S REPORT:

Bahr reported balances for the period ending July 31, 2021, of \$13,554.31 in the Association's operating account and \$323,034.63 in the capital reserve fund. Chebuhar presented an invoice from the Bradshaw, Fowler, Proctor & Fairgrave law firm in the amount of \$800.00. Approval of the treasurer's report and payment of the invoice came on a motion by Wallace, seconded by McClure, and a 5-0 vote.

NEW BUSINESS:

The board reviewed the current list of delinquent dues payers and also a list of habitual violators of the trash container storage rule as provided in the Covenants. Directors agreed unanimously to proceed with collection actions against 14 member-owners who haven't responded to payment notices over two years and each owing \$300.00 or more in dues and fines; and to move to a second phase of \$50 monthly fines for five members who have continually violated the bin storage rule for more than a year.

The board made minor adjustments in the wording of its fine schedule in an effort to avoid ambiguities. The changes and the schedule are to be posted on both the Brook Run Village and Gulling Property Management websites. Approval of the collections action and fine schedule amendments were approved on motion by Bahr, a second by Schwartz, and a 5-0 vote.

OLD BUSINESS:

Chebuhar reported progress in the board's efforts to enter into licensing agreements with four members whose properties adjoin structures built by previous owners on Association land. He said two owners have agreed to terms of the accord and the other two are weighing options. The agreement calls for the adjoining owners to maintain the structures and provide liability insurance coverage on them. In return adjoining owners receive a license for limited, non-exclusive use of the improvements.

REPORTS

Wallace reported that the city's Public Works Department was nearing completion of projects that provide major benefits to Brook Run. The work involved clearing of water intakes and outtakes on the middle pond and clearing orphan trees and other growth on that pond's dam and elsewhere. Wallace said he will now get bids for seeding the areas as a prelude to better managing against wild overgrowth.

There was also general discussion but no formal action on: the potential for more pond

dredging; tree problems, both in common areas and along streets; this year's drought-worsened buildup of algae in the retention ponds; and the city's process for handling building and zoning issues in Planned Urban Development areas such as Brook Run.

ADJOURNMENT:

The meeting adjourned at 7:45 p.m. The next meeting is tentatively scheduled for 6:30 p.m. Wednesday, September 29, 2021, at the Altoona Public Library, 700 8th Street SW, Altoona. The library's public health measures will be included on the meeting's agenda.

Submitted by: Pam Schwartz, Secretary