

**Brook Run Village Owners Association  
Board of Directors  
Meeting Minutes  
March 24, 2021**

The meeting was held at the home of board member Steve Wallace with social distancing and face masking due to heightened public health risks from the COVID-19 pandemic.

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

**MINUTES:**

Minutes of the previous board meeting on February 24, 2021 were approved as written.

**TREASURER'S REPORT:**

Bahr reported balances of \$48,544.53 in the Association's operating account and \$287,543.35 in the capital reserve fund and gave brief notes on current income and expenses. Approval of the treasurer's report came on motion by McClure, seconded by Wallace, and a 5-0 vote.

Bahr informed the board that he will be starting the process of transferring some money from the operating account to the interest-paying capital reserve fund.

**NEW BUSINESS:**

Schwartz presented an estimate of \$540.00 from Peters Lawn & Landscaping in Pleasant Hill for repairing the trenched areas where aerator power lines were installed last fall for the north retention pond. Approval of the job came on motion by McClure, seconded by Bahr and a 5-0 vote.

Chebuhar reported that he had discussed Association grounds maintenance for April through October with contractors Luke Werthmann and Dave Finn. There will be an additional one-half hour added to Werthmann's mowing schedule but no change in Finn's contract.

**OLD BUSINESS:**

Wallace updated the board on the City of Des Moines Public Works Department's planned spring improvement projects that will greatly benefit the Association. The work is to involve: the clearing of orphan trees and vegetation on the middle pond's dam; cleaning and repairs to some drains handling storm water inflows and outflows; installing rip-rap around eroded areas near the main dam's outtake drains; and removing orphan trees and dredging some silt buildups at the middle pond's intake drain off Brook Run Drive. Wallace added that the city is to repair any damages to adjoining homeowners' properties such as equipment tracks. He said the plan is to contact those homeowners who may be directly affected before the work gets underway.

Wallace also reported that he followed up with project leader Charles Ikenberry of FYRA Engineering in an effort to insure that Brook Run areas with serious stream bank erosion are included in Four Mile Creek watershed initiative projects under discussion by Polk County officials.

McClure provided an update on the board-authorized work by CEC Engineering to confirm lot lines of the Association's common areas. He said engineers discovered several lot line markers were missing, leading to some resurveying and the setting of new pins. CEC's completed documentation, which is to include fresh lot maps of the common areas, will be presented to the board and recorded with the Polk County Recorder.

Chebuhar and Bahr reviewed the list of covenant violations and fines from December 2020 through March 2021.

**ADJOURNMENT:**

The meeting adjourned at 7 p.m. The next board meeting is tentatively scheduled for 6 p.m. Wednesday, April 21, 2021, and again likely in the Wallace garage.

Submitted by: Pam Schwartz, Secretary