

**Brook Run Village Owners Association
Board of Directors
Meeting Minutes
November 23, 2021**

The meeting was held at the Altoona Public Library and convened at 6 p.m. with those attending in accordance with public health measures recommended by the library.

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

MINUTES:

Minutes of the previous board meeting on October 27, 2021 were approved as written.

TREASURER'S REPORT:

Bahr reported balances for the period ending October 31, 2021, of \$14,896.73 in the Association's operating account and \$323,360.43 in the capital reserve fund. He also briefly detailed monthly income and expenses. The treasurer's report was approved on a motion by McClure, seconded by Wallace, and a 5-0 vote.

NEW BUSINESS:

The board approved a \$64,575 Association budget for 2022. The fiscal plan keeps next year's member dues at \$125 per lot. The budget, along with a list of the Association's activities and accomplishments this year, will be included in the annual dues statement. The budget and statement were both reviewed, tweaked and then unanimously approved, on motion by Schwartz and seconded by Bahr.

The dues statement is to be mailed in December by Gulling Property Management to all Association members. Dues are payable without penalty before March 1, 2022.

REPORTS:

Wallace, vice president of projects, announced he has recently been appointed to the City of Des Moines Infrastructure Advisory Committee. He also said he continues to try to get updates on the city's tree removal and replacement program as it affects Brook Run. Wallace also noted there is a treatment option costing \$170 for homeowners who want to privately attempt saving ash tree(s).

McClure, communications vice president, reported on his conversations with area real estate agents regarding HOA information not being disclosed to potential Brook Run home buyers.

PRESIDENT'S REPORT:

Chebuhar shared a suggestion from the city's zoning staff to inform homeowners that they should check with the city's Permit and Development Center before starting exterior building projects on their lots. Their projects may not require a permit but there may be other rules they need to adhere to.

PUBLIC MEMBER COMMENTS:

Brook Run homeowner Joe Wedum shared his concern over liability issues that could arise from fishing at the Association's ponds, saying he has witnessed young children doing so without parental supervision.

ADJOURNMENT:

The meeting adjourned at 6:55 p.m. The next meeting is tentatively scheduled for 6:30 p.m. Wednesday, January 26, 2022, at the Altoona Public Library, 700 8th Street SW, Altoona.

Submitted by: Pam Schwartz, Secretary