

**Brook Run Village Owners Association
Board of Directors
Meeting Minutes
April 27, 2022**

The meeting was held at Des Moines Fire Station #11 and convened at 6 p.m.

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

MINUTES:

Secretary Schwartz asked that minutes of two recent special meetings be included for approval. Therefore, minutes of the March 23 regular meeting and April 11 and April 14, 2022 special meetings were approved as written.

TREASURER'S REPORT:

Bahr reported balances for the period ending March 31, 2022, of \$59,861.43 in the Association's operating account and \$323,895.88 in the capital reserve fund. He also briefly detailed monthly income and expenses. The treasurer's report was approved on motion by Chebuhar, seconded by McClure, and a unanimous vote.

NEW BUSINESS:

Chebuhar reported that the transition from Gulling Property Management to Edge Property Management was underway and that all BRVOA records and accounts will be fully delivered to Edge by April 28. However, he said he expects the integration to take two to three weeks before Edge is fully operational as Brook Run's manager. Edge plans to provide an informational mailing to all Brook Run property owners in early May.

The date for the Association's Annual Meeting was set for June 13, 2022, beginning at 6 p.m. and to be held via Zoom. If the required quorum isn't present in person or by proxy at that time, a second meeting date was set for June 14 and a third for June 15. The quorum requirement, is reduced by half at each successive attempt, per the bylaws. The board will now begin developing the necessary meeting notice as well as a proxy statement and ballot for the election of two directors. The board seats currently held by Bahr and Wallace are up for election this year.

Chebuhar said Edge Property Management indicated a willingness to share the cost of the DocuSign online platform which the board has previously used for proxies and voting.

OLD BUSINESS:

Schwartz related that, as previously directed, she will be following up with a dredging contractor soon in an effort to secure quotes for sediment removal in all three Association ponds. She also noted the north pond is marred by significant debris issues, due at least in part with materials associated with the Douglas Avenue street construction, tree branches and dead vegetation washed into it by heavy rains.

Though director Wallace was absent, the board reviewed emailed information he had provided on controlling the growth of vegetation on the Association's middle pond dam. On motion by McClure, seconded by Bahr, directors authorized Wallace to seek pricing for the work.

PUBLIC COMMENTS:

Roger Brown, a board member of the Brook Run Neighborhood Association, reported his group is in the process of perhaps merging with Brook Landing's like social organization. He also listed dates for a few of BRNA's activities, including the neighborhood's June 17-18 garage sale and July 23 Fun in the Run party. Details are on the BRNA website and Facebook page.

ADJOURNMENT:

The session adjourned at 7:05 p.m. The board's next scheduled meeting is 6 p.m. Wednesday, May 25, 2022, in the community meeting room of Des Moines Fire Station #11 at 4150 E. 42nd Street.

Submitted by: Pam Schwartz, Secretary