

**Brook Run Village Owners Association
Board of Directors
Meeting Minutes
June 22, 2022**

The meeting was held at Des Moines Fire Station #11 and convened at 6:10 p.m.

Directors present: Jason Bahr, Marty Chebuhar, Gary Galasso, Pam Schwartz.
Absent: Steve McClure.

MINUTES:

Minutes of the May 25, 2022 meeting were approved as written.

TREASURER'S REPORT:

Bahr reported balances for the period ending May 31, 2022, of \$56,659.41 in the Association's operating account and \$323,895.88 in the capital reserve fund. He also briefly detailed monthly income and expenses and reviewed collections of past due amounts and involvement of the Association's attorney. Bahr added that he and Edge Property Management are working on a financial report format. The treasurer's report was approved on motion by Chebuhar, seconded by Schwartz, and a unanimous vote.

NEW BUSINESS:

Secretary Schwartz confirmed the certification of the annual election which showed incumbent Bahr and write-in candidate Galasso elected to two-year terms.

This was the board's annual reorganizational meeting and roles of directors for the coming year were discussed. On a motion by Chebuhar, seconded by Bahr and a 4-0 vote, these roles were assigned:

Galasso, President
McClure, Vice President-Communications
Chebuhar, Vice President-Projects
Bahr, Treasurer
Schwartz, Secretary

In addition, former director Steve Wallace was appointed to a one-year term as chair of the standing Storm Water Committee, a role he also held while on the board. The appointment came on motion by Galasso, seconded by Bahr, and a 4-0 vote.

PUBLIC MEMBER COMMENTS:

Brook Run members Phil and Martha Thein were present to request the purchase of the common area adjoining the rear of their property and the Middle Pond. The request was received but no action taken. It was noted the Association's Covenants require majority approval of all Association members plus written approval of the City of Des Moines for the sale or transfer of any of the common areas.

The Thein's said the purchase offer was the result of their continuing problems with youths fishing the pond but also trespassing on their property. Chebuhar reported recent fishing

incidents in which police have been called and asked him to intervene. He said there are various reasons why he would favor a total ban on fishing of the Association's ponds. General discussion followed and the issue is expected to be on the board's July agenda.

NEW BUSINESS

The board voted 4-0 to retain Larry's Tree Service of Pleasant Hill for trimming and removal of various trees and brush along the North Pond at an estimated cost of \$1,500. Schwartz presented the estimate and moved for approval, which was seconded by Bahr.

Schwartz also reported on the spreading algae occurring on the North and Middle ponds. She said she contacted the Association's pond maintenance company and received costs of various potential remedies. Following discussion, Bahr agreed to follow up with the company, seek its best recommendation, and relay his findings to all directors.

Schwartz also said the dredging contractor the board is considering hiring reported that he has taken depth measurements of the three ponds and is working on engineering a dredging plan and cost proposal.

REPORTS:

Chebuhar reported that Luke Werthmann, who contracts for mowing certain common areas, has also accepted the role of mowing and clearing grass and brush on the Middle Pond dam on a regular basis.

The board also learned that John Swanson, a Polk County government grant writer, would attend the July meeting to relate progress on the Watershed and Flood Prevention Operations Program and its potential impact on Brook Run.

Roger Brown, representing the Brook Run Neighborhood Association, reported on plans for that group's annual "Fun In The Run" neighborhood party to be held July 23 on Park Side Drive.

ADJOURNMENT:

The meeting adjourned at 7:32 p.m. The board's next scheduled board meeting is 6 p.m. Wednesday, July 27, 2022, in the community meeting room of Des Moines Fire Station #11 at 4150 E. 42nd Street.

Submitted by: Pam Schwartz, Secretary