

**Brook Run Village Owners Association
Board of Directors
Meeting Minutes
March 23, 2022**

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

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

MINUTES:

Minutes of the Feb. 23, 2022 meeting were approved as written.

TREASURER'S REPORT:

Bahr reported balances for the period ending Feb. 28, 2022, of \$50,401.48 in the Association's operating account and \$323,785.88 in the capital reserve fund. He also briefly detailed monthly income and expenses. The treasurer's report was approved on a motion by Wallace, seconded by Schwartz, and a unanimous vote.

NEW BUSINESS:

Renewal of the Association's contract with Gulling Property Management was discussed. The proposed new agreement includes revisions that directors said were aimed at better aligning it with the actual duties and responsibilities of the Association's property manager. Chebuhar and Schwartz reported that, along with McClure, they met with manager Steve Gulling on March 9 to discuss a new contract as well as comments and complaints the board received from about 10 Association members at its Feb. 23 meeting. On a motion by Chebuhar, seconded by Wallace, the board voted 4-0 to approve the revised contract with the Gulling Company for a two-year term ending February 29, 2024. The contract must also be approved by Gulling Property Management.

In other business, Bahr said PayPal appears to be the Association's best option for satisfying the requests of members for an online means of paying dues and assessments. The board deferred formally adopting an online payments system pending further review but indicated a desire to have one in place for next year's invoiced payments. In addition, directors discussed adding a receipt request to next year's dues statement to allow for emailing receipts.

The board also approved a proposal from The Pond Guy Company for suggested regular maintenance on the middle pond aeration system at a cost of \$768.50. Wallace moved and Schwartz seconded okaying the work, and all directors approved.

OLD BUSINESS:

Wallace, vice president of projects, reported that the Association was unsuccessful in its application with the Iowa Finance Authority for a \$545,630 grant to help overcome storm water erosion issues in Brook Run. Wallace added that he is continuing to work with Johnathon Swanson, Polk County's watershed management authority coordinator, on another cost-sharing possibility. He said that with Swanson's assistance the Association intends to apply for federal funding through the Watershed Flood Prevention and Operations Program, at 75 percent cost-sharing.

ADJOURNMENT:

The session adjourned at 7:05 p.m. The board's next scheduled meeting is 6 p.m. Wednesday, April 27, 2022, in the community meeting room of the new Des Moines Fire Station #11 at 4150 E. 42nd Street.

Submitted by: Pam Schwartz, Secretary