

**Brook Run Village Owners Association
Board of Directors
Meeting Minutes
November 30, 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: Gary Galasso

MINUTES:

October 26, 2022 meeting minutes were approved as written.

TREASURER'S REPORT:

Bahr reported balances for the period ending October 31, 2022 of \$19,206.57 in the Association's operating account and \$343,895.88 in the capital reserve fund. Bahr noted income and expenses are minimal this time of year and said he would check with Edge Property Management on its apparent settling of some delinquent accounts. His report was approved on motion by McClure, seconded by Chebuhar, and a unanimous vote.

NEW BUSINESS:

The board adopted a budget of \$65,125 for the year beginning Jan. 1. It calls for expenditures of \$32,770 and a projected transfer of \$32,355 to the Association's capital reserve fund by year's end.

The board kept the dues assessment at \$125 per lot for 2023, the same as in several previous years. Bahr moved and McClure seconded the budget's approval, and it passed on a unanimous vote.

In a prelude to finalizing the budget, Bahr recommended budgeting \$9,500 for pond maintenance in 2023, using monthly warm weather algae treatments rather than buying and installing sonic systems in the North and Middle ponds. That budget line item was approved on motion by Schwartz, seconded by Bahr, and a 4-0 vote.

Directors also discussed Edge management's planned implementation of an online option for homeowners to pay dues. This was part of a broader discussion of the Association's annual mailing and Edge's introduction of the new system. Directors will also be looking at scheduling future meetings to better coordinate with Edge's financial reporting.

The board also formalized approval of a request by members John and Sandy Selby to decorate for Christmas the entrance-sign areas and within the Association's roundabouts. The project was authorized on Schwartz's motion, seconded by McClure, and a 3-1 vote. Chebuhar dissented, noting potential safety and liability concerns. The Selby proposal had been tentatively okayed by the board in an email discussion after City of Des Moines traffic authorities gave qualified consent.

OLD BUSINESS:

There are plans to do some minor trimming of trees at the Brook Run entrance signs and there is an ongoing attempt to determine if the signs can be effectively lit with solar-powered bulbs, Chebuhar reported. In addition, he said the battle against tree bag worms continues.

REPORTS:

Schwartz reported she is awaiting design samples from Edge Property Management for signage regarding the newly adopted fishing policy for Association ponds.

ADJOURNMENT:

The meeting adjourned at 6:50 p.m. The board's next scheduled meeting is set for 6 p.m. Wednesday, February 1, 2023, in the community meeting room of Des Moines Fire Station #11 at 4150 E. 42nd Street.

Submitted by: Pam Schwartz, Secretary