

**Brook Run Village Owners Association
Board of Directors
Meeting Minutes
September 28, 2022**

The meeting was held at Des Moines Fire Station #11 and convened at 6:02 p.m.

Following the establishment of a quorum, Secretary Schwartz added two items to the agenda. Under New Business: Phyllis Kulisky and Under Old Business: Georgia Martin

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

MINUTES:

August 24, 2022 meeting minutes were approved as written.

TREASURER'S REPORT:

Bahr reported balances for the period ending, August 31, 2022, of \$46,151.11 in the Association's operating account and \$323,895.88 in the capital reserve fund. He also briefly detailed monthly income and expenses. Bahr added that Edge Property Management advised to only move \$20,000.00 to the capital reserve fund rather than the previously approved \$32,125.00 which would allow for some cushion in case of an emergency. Bahr also added that he continues to work with Edge Property Management with the timing of the financial reports to the board. Treasurer's report was approved on a motion by Chebuhar, seconded by Schwartz, and a unanimous vote.

PUBLIC MEMBER COMMENTS:

Homeowner John King asked the board to address the muskrat problem on the middle pond. King stated that the muskrats are causing considerable damage to the banks as they are getting ready for winter. The board concluded that a pest control company will be contacted to take care of the problem.

NEW BUSINESS:

Homeowner member Phyllis Kulisky asked the board about whose responsibility it is to clean up around the pond. She explained that an area of the north pond where she lives continues to collect sticks, logs and algae which require clean up by a neighbor and herself. Following a discussion, director Chebuhar asked that she contact him when the area needs to be cleaned out so that he can get a better idea of what needs to be done.

Discussion, comments and concerns by homeowners and the board followed the first reading of the Brook Run Village Homeowners Association Fishing Policy. Valid changes will be made to the policy prior to the final reading of the Fishing Policy at the October 26th BRVOA meeting.

OLD BUSINESS:

Homeowner member Georgia Martin presented an estimate for the landscaping on a common area located on Parkside Drive. Martin and the board were surprised as the estimate was quite expensive for the small area. Discussion followed with President Galasso offering to

help repair the landscape in that area. Martin suggested that possibly the area could be maintained by Dave Finn who is contracted to maintain the roundabouts.

PRESIDENT'S REPORT:

President Galasso thanked the homeowner's who worked to help put together the fishing policy with which he believes is a good step for Brook Run.

OTHER BUSINESS

Roger Brown representing the Brook Run Neighborhood Association reported that there will be a Halloween parade on Saturday, October 29th at 2:00 p.m. Brown did mention that BRNA would appreciate the Board of Directors to be a part of the parade.

ADJOURNMENT:

The meeting adjourned at 7:12 p.m. The board's next scheduled board meeting is 6 p.m. Wednesday, October 26, 2022, in the community meeting room of Des Moines Fire Station #11 at 4150 E. 42nd Street.

Submitted by: Pam Schwartz, Secretary