

BROOK RUN VILLAGE OWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING
JUNE 7, 2023

The meeting was held online with members able to participate via a ZOOM audio connection. It convened at 6:01 p.m. with President Gary Galasso's call to order.

Other directors present were: Jason Bahr, Marty Chebuhar, Steve McClure, Pam Schwartz.

McClure, vice-president of communications, confirmed that a quorum had been established.

Minutes of the June 22, 2022 annual membership meeting, posted on the BRVOA website, were approved without objection on motion by Chebuhar and a second by McClure.

INTRODUCTIONS/REPORTS

Board members individually introduced themselves and briefly explained their roles and duties. In addition to Galasso and McClure, other officers are Schwartz, the board's secretary; Bahr, the treasurer; and Chebuhar, vice president of projects.

Bahr gave an overview of the Association's finances. His synopsis of BRVOA's annual budget broke down the two segments, operational and reserve. As of April 30, 2023, the operational account had a balance of \$177,349.92 and the interest-bearing capital reserve account had a balance of \$238,566.23. Bahr reported that the \$125 per lot annual dues assessment remains sufficient to cover expenses and build the reserve fund.

Chebuhar, also a member of the Association's Storm Water Committee, reported on the status of a federal grant application for stream bank erosion repair in Brook Run. Chebuhar is also the liaison for contracted maintenance of Brook Run Village's common areas.

McClure reported on his involvement with Association's website and Facebook communications, in addition to furthering the annual meeting and election.

Schwartz discussed her role as record keeper for board minutes and other documents, in facilitating meetings, and handling communications with Association members.

ELECTION:

McClure confirmed that the three incumbent board candidates were unanimously re-elected.

Open Discussion

Time was allotted for questions and comments from members in attendance. There being only one question and a brief discussion, the meeting adjourned at 6:13 p.m.

Prior to adjournment Galasso announced that the board would follow the adjournment of this annual meeting with the regular monthly meeting.

Submitted by: Pam Schwartz, BRVOA Secretary