

**Brook Run Village Owners Association
Board of Directors
Meeting Minutes
May 3, 2023**

The meeting was held at Des Moines Fire Station #11 and convened at 6:04 p.m.

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

Members present: Phil and Martha Thein; John and Kim King.

MINUTES:

The March 1, 2023 meeting minutes were approved as written and presented.

MEMBER INPUT:

The Theins and Kings were on hand to discuss infractions of the Association's new fishing policy, which recently went into effect. McClure, who has led the development and implementation of the policy, outlined the steps taken to date in enforcing the rules and the placement of related signage. He explained the process is based in part on guidance from the Des Moines Police Department. Initially violators have been given printed copies of the policy and warnings to obey or face fines. Directors said they are hoping for cooperation with the rules, which limit fishing to two specific pond areas.

There were also comments over problems with muskrats in and around Association ponds even though a wildlife control company had been contracted to deal with those concerns. Schwartz was directed to contact another company to tackle the issue.

TREASURER'S REPORT:

Bahr reported fund balances of \$63,407.43 in the Association's operating account and \$348,061.79 in the capital reserve fund as of March 31, 2023. He also spoke briefly on unpaid dues and fines and noted that Edge Property Management's accountant has filed for extensions on completing the Association's 2022 federal and state tax returns. On motion by Chebuhar, seconded by McClure, the board unanimously to approved Bahr's report.

NEW BUSINESS:

Directors finalized notifications and other documentation involved with planning for the Association's annual Members Meeting. The meeting is scheduled for June 5 at 6 p.m. but will be rescheduled to June 6 and again to June 7 if required quorums aren't met. It is to be held via Zoom, an Internet conferencing platform.

The property manager will be asked to mail the annual meeting notice, proxy statement and election ballot through email or postal mail, depending on whether the Association member has provided an email address. Three seats on the board are up for election this year.

Directors also discussed Edge's decision not to renew its management contract with Brook Run Village Owners Association, effective July 31. Directors have put together a needs and expectations list to present to prospective new managers. Schwartz was tasked with contacting a short list of area property management companies to seek proposals.

Schwartz will also work with Edge to secure liability insurance riders to specifically cover fishing on the two areas of Brook Run Village so designated.

UPDATE:

Chebuhar reported the Association's summer of 2022 grant request to fund watershed projects in Brook Run Village has received approval from state evaluators and the extensive federal review process continues.

ADJOURNMENT:

The meeting adjourned at 7:28 p.m. The board's next scheduled meeting is set for 6 p.m. Wednesday, June 7, 2023, in the community meeting room of Des Moines Fire Station #11 at 4150 E. 42nd Street.

Submitted by: Pam Schwartz, Secretary