

BROOK RUN VILLAGE OWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING
JUNE 4, 2024

The meeting was held online with members able to participate via a ZOOM audio connection. The meeting convened at 6 p.m. with Vice-President Steve McClure's call to order.

Directors present: Jason Bahr, treasurer; Marty Chebuhar, vice president/projects; Gary Galasso, president; McClure; and Pam Schwartz, secretary.

McClure confirmed that a quorum had been established.

Minutes of the June 7, 2023, annual membership meeting, previously posted on the BRVOA website, were approved without objection.

INTRODUCTIONS/REPORTS

Board members introduced themselves and offered brief comments.

Bahr gave a synopsis of the Association's finances. He reported that as of May 31, 2024, the operational account had a balance of \$193,230.83 and the interest-bearing capital reserve account balance was \$250,640.08. Bahr also reported the operational budget for 2024 is \$34,900 with \$20,000 allocated for property maintenance and \$14,900 for insurance, legal costs, taxes, and administrative expenses, the latter including property management and mailings. He said that the \$125 per lot annual dues assessment seems 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 state and federal grant application aimed at addressing creek bank erosion in Brook Run. The request is included in a Eastern Polk County Stream Restoration Project headed by the county's public works department.

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 ballot measure on funding for stream bank stabilization passed with 100 percent of the votes cast prior to the meeting in favor of the project. He added he would report at the board's June 5 monthly meeting on results of the election for two seats on the board because he needed to vet and include ballots cast at the annual meeting.

Open Discussion

Following brief comments and discussion, the meeting adjourned at 6:18 p.m.

Submitted by: Pam Schwartz, BRVOA Secretary