

**Brook Run Village Owners Association
Board of Directors
Meeting Minutes
February 7, 2024**

The meeting was held at Des Moines Fire Station #11 and called to order at 6 p.m. by President Gary Galasso.

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

Members present: Scott & Lori Milsom, Troy & Stacey Zietlow, Kelly Lynn, Harold Cross. Also present was Taylor Sellers, BRNA Vice-President from the Brook Landing neighborhood.

MINUTES:

The November 15, 2023 meeting minutes were approved as written.

TREASURER'S REPORT

Bahr reported balances of \$167,255.96 in the Association's operating account and \$246,376.90 in the capital reserve account. He also noted expenses were typical. On motion by Chebuhar, seconded by McClure, the board unanimously approved the report.

NEW BUSINESS:

The board voted unanimously to move forward on a major project, years in the works, to overcome major soil erosion problems on Brook Run's waterways. On motion by Galasso, seconded by Bahr, directors signaled intent to participate in what in its entirety is a \$10 million project to improve soil and water quality in Polk County. Funding would come primarily from a state-approved grant utilizing federal pass-through dollars, and for Brook Run would also involve Association cost-share funding as well as county and city assistance.

In a related 5-0 vote, the board decided to seek legal clarification on whether the Association's governing documents allow use of Association funds for projects on private properties. That vote (motion by Bahr, seconded by Chebuhar) stems from the proposed Association financing of stream bank stabilization to curtail years-long erosion that is silting in Brook Run's ponds. The creek banks are private property; the ponds are community owned. Ideally, directors want to achieve stabilization and pond dredging as a package, if funding allows and authority exists.

On a motion by Schwartz, second by McClure and unanimous approval, the board also appointed Steve Wallace, chair of the Association's Storm Water Committee, and Chebuhar as its liaisons on the project, which is being headed by Polk County's Public Works Department. Project leader is John Swanson, county water resources supervisor.

The Milsoms' and Zietlows' informed the board of their concerns over the significant erosion that has occurred behind theirs and a relative's homes, and asked to kept up to date on the project. Cross also offered input and support.

In other action, directors formally approved payment of a \$1,261.40 invoice from Critter Control for muskrat removals last fall on the Middle Pond.

Lynn, president of the Brook Run Neighborhood Association, briefly discussed aspects of her group and expressed willingness to help the HOA communicate with members through BRNA's Facebook page and quarterly newsletters. Along that line, she was asked to remind neighbors to shovel around community mailboxes and fire hydrants near their homes following winter snows.

ADJOURNMENT:

The meeting adjourned at 8:15 p.m. The board's next scheduled meeting is for 6 p.m. March 6, 2024 in the meeting room of Des Moines Fire Station #11 at 4150 E. 42nd Street.

Submitted by: Pam Schwartz, BRVOA Secretary