

**Brook Run Village Owners Association  
Board of Directors  
Meeting Minutes  
April 1, 2026**

The meeting was held at Des Moines Fire Station #11 and convened at 6:17 p.m.

Directors present: Jason Bahr, Marty Chebuhar, Doug Miller, and Pam Schwartz  
Absent: Steve McClure

**STREAM RESTORATION PROJECT:**

Rob Austin of the Polk County Public Works Department reported that Nagel Construction Inc. of Allerton, Iowa, submitted the low bid on the Brook Run stream restoration project. Nagel's bid of \$1,345,650 was under the engineering estimate and is expected to win the contract pending closing formalities. The official construction start date is April 22. The Association's share of the project is now projected at just under \$140,000, less than previous projections.

Austin reminded the board of a public meeting set for April 6 at the Polk County Public Works building in Des Moines to review details of the creek rebuilding plan, which directly affects 50 homeowners with properties along the target areas and has an impact on the entire neighborhood.

He said he will also work to arrange a meeting between Brook Run and Nagel Construction officials to discuss the board's desire to dredge the Association's ponds in conjunction with the stream rehab work.

**MINUTES:**

Minutes of March 4, 2026 regular meeting were approved as written.

**FINANCIAL REPORT:**

Bahr reported balances of \$54,615 in the operating account and \$486,517 in the capital reserve fund as of March 31, 2026. He also reported on Association tax filings.

**NEW BUSINESS:**

Directors accepted a proposal from Sustainable Sites, a Des Moines site maintenance company, to battle bagworm infestations that are harming trees at all three Brook Run Village entrances along Douglas Avenue. On motion by Chebuhar, seconded by Schwartz, the \$898.80 offer was unanimously approved. The work will include hand-picking of worm bags and chemical treatment.

The board also approved a 2026 maintenance plan from the Iowa Pond Guy company for equipment rental and servicing, and beneficial bacteria treatments for the Association's ponds. On a motion by Schwartz and seconded by Bahr, the proposal was unanimously approved on a month-to-month basis because the schedule will be impacted by the stream project and pond dredging. Costs are: \$2,231.30 for April and

\$1,250.80 each following month, and \$2,120 for removal, cleaning and storage of the ponds' aeration systems and ultrasonic algae control units.

Directors also reviewed but tabled a proposal from Sustainable Sites for mowing and other maintenance in various common areas of the Association.

**ADJOURNMENT:**

The meeting adjourned at 7:25 p.m. The board's next scheduled meeting is 6 p.m. May 6, 2026, in the community room of Des Moines Fire Station #11 at 4150 E. 42<sup>nd</sup> Street.

*Submitted by: Pam Schwartz, BRVOA Secretary*