

**Brook Run Village Owners Association  
Board of Directors  
Meeting Minutes  
September 29, 2021**

The meeting was held at the Altoona Public Library and convened at 6:30 p.m. with those attending followed public health measures per the recommendations of the Altoona Public Library.

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

**MINUTES:**

Minutes of the previous board meeting on August 25, 2021 were approved as written.

**TREASURER'S REPORT:**

Bahr reported balances for the period ending August 31, 2021, of \$16,556.37 in the Association's operating account and \$323,144.37 in the capital reserve fund. He also briefly detailed monthly income and expenses. The treasurer's report was approved on a motion by Schwartz, seconded by McClure, and a 4-0 vote.

**NEW BUSINESS:**

Directors mulled efforts to overcome a few ongoing Covenant violations and discussed recent resolutions of other violations and related problems.

Directors also reviewed a report from Shane McQuillan, the city of Des Moines urban forestry project manager, on the removal and/or treatment of ash trees in Brook Run. McQuillan will be invited to the board's October 27 to discuss the plan.

The board also discussed this year's heavy overgrowth of algae on the Association's north and middle ponds. The problem – fed by fertilizer and nitrate runoff – was worsened by this year's drought, with stagnant waters and excessive heat fueling algae growth. Chebuhar said the pond maintenance contractor that provides some services to Brook Run says it's too late for an effective treatment this year. But the board is looking at a range of options to prevent or sharply lessen the algae beginning in the spring of next year. Items under consideration include adding beneficial bacteria to the waters, restocking grass carp, and adding a fountain to each pond's aeration system.

Also discussed was beaver damage to a couple of trees in the north pond commons area. The Iowa Department of Natural Resources provided the board a list of "wildlife nuisance control operators" who can be contracted to deal with such problems.

Wallace, via an email, reported on efforts to obtain bids for seeding the recently cleared dam on the middle storm water pond.

Schwartz reported she will follow up on a request for bids on pond dredging work the board is considering.

**OLD BUSINESS:**

Chebuhar reported that all licensing agreements have been finalized with Brook Run homeowners whose properties adjoin an encroaching structure (such as a patio) built

without permission by prior owners on Association property. Three current owners agreed to the pacts, which call for them to maintain the structures and provide insurance coverage. A fourth owner chose instead to remove the structure and return the area to bare land. The agreements have been filed with the Polk County Recorder's Office to tie them to property records.

### **REPORTS**

McClure reported that the Brook Run website is up to date. He also suggested developing letterhead and envelopes with a Brook Run logo or tagline to perhaps help homeowners distinguish property management communications from junk mail.

### **PUBLIC MEMBER COMMENTS**

Virginia Rowan of the Brook Run South town homes reported on work that has been completed by the condo association, including new roofs and some concrete replacement.

### **ADJOURNMENT:**

The meeting adjourned at 7:30 p.m. The next meeting is tentatively scheduled for 6 p.m. Wednesday, October 27, 2021, at the Altoona Public Library, 700 8<sup>th</sup> Street SW, Altoona. The library's public health measures will be included on the meeting's agenda.

Submitted by: Pam Schwartz, Secretary