

Edgebrooke Village II Homeowners Association Board Meeting – September 27, 2017

Present – Diane Sauer, Andy Hernandez, Geralyn Modafferi, Victoria Tapia, LeeAnn Rogers +3 Homeowners

Guest – Mike Shupe, attorney

Call to Order – 6:36 PM by D. Sauer, President

Minutes – Motion was submitted by G. Modafferi and seconded by A. Hernandez to approve minutes of August 30, 2017 meeting as presented – passed.

Treasurer's Report – Report was given for September 2017. Motion was submitted by A. Hernandez and seconded by G. Modafferi to approve as presented – passed. Checking \$22,934.47; Money Market \$46,257.05; Street Assessment \$30,020.57. (\$46,375 to Bates for 50% down on street work)

Manager's Report – L. Rogers presented report for September 2017.

Homeowners Issues – Homeowner needed clarification of who is responsible for fence support and landscape upkeep. L. Rogers to send letter to neighbor.

Neighborhood Watch – D. Sauer reported a bicycle was stolen out of homeowners' garage.

Pool Report

1. Pool Grout Issue – Coping strip is coming out. Classic will repair after pool closes on October 31st. A. Hernandez will speak with Classic about the sealant they plan to use.
2. Service to Reduce to 2X a Week – Beginning October 1st.
3. Backflow Assembly Replacement at Pool – Plumber could not repair. County insists we replace (cost \$1,825). Will need a vandal- proof enclosure.

New Business

1. Parking Policies – Attorney, Mike Shupe will lead an inservice in executive session.
2. Street Chip Seal – a) Reminder Notifications: Planned flyers and delivery distribution.
b) Speed Bumps – 20 identified to be grinded down.
c) Street Sweep by Bates for Paving – 9/28/17.
d) Schedule – All homeowners received in US Mail, flyers on mail boxes, on website and hand delivered.
e) Parking – Instructions given with schedule (above).
f) 50% Deposit – Paid.
3. Air Conditioners on Roof – Not allowed.
4. Grass, Artificial Turf or Real – Clarified, real grass is not allowed. Artificial turf is allowed but only with an approved Arch Form. L. Rogers to update Arch Form. Arch Form MUST be filed.

Old Business

1. Playground Slide – Replacement completed.
2. Small Additional Repairs to Ramada – A. Hernandez reported no response from handman, he will pursue others.
3. Landscape Invoices, Not Approved – Behind Southbrooke and upgrades in pool area. Verified it was completed. OK to pay.

Meeting Adjourned – 7:17 PM

Next Regular Meeting – Wednesday, October 25, 2017