

Edgebrooke Village II Homeowners Association Board Meeting – August 28, 2019

Present – Andy Hernandez, GERALYN Modafferi, Lynette Snapp, LeeAnn Rogers +3 Homeowners

Call to Order – 6:35 PM by A. Hernandez, Vice President

Minutes – June Minutes approved via email unanimously and published on website. July meeting cancelled therefore no minutes to approve.

Treasurer's Report – July Report was approved via email unanimously. Checking \$43,416.75; Money Market \$52,169.86; Street Assessment \$2,562.08. August Report was presented. Motion was submitted by G. Modafferi and seconded by L. Snapp to approve as presented – passed. Checking \$45,893.80; Money Market \$52,173.10; Street Assessment \$2,562.08.

Manager's Report – L. Rogers submitted reports for July and August 2019.

Homeowners' Issues – Discussion with present homeowners regarding solar panels for pool – A. Hernandez already researching. Street Update – on agenda, see below. Loud music at pool (window shaking volume), day and night, and when offenders are asked to lower the volume they do not comply – L. Rogers to make a sign with directions to keep music volume at a considerate volume for all neighboring homes.

Neighborhood Watch – No report.

Pool Report

1. Electric Bill – L. Rogers reported that our monthly bill has dropped considerably (30.98%) since our new pumps were installed. A. Hernandez reported that the future months will continue to decrease as the pumps learn our schedule and demands.

New Business

1. Sewer Spill on BelAire – Repaired. Plumber reported finding a lot of grease, lint, paper, etc. A. Hernandez completed major after incident clean-up and requests the Board inspect all lines within neighborhood. Board unanimously agreed. A. Hernandez to research companies that inspect lines using cameras. A. Hernandez will look for a complete layout of lines.
2. Back Flow Assembly's Due – L. Rogers contacted Valentine to do.
3. Random Recycle Cans on Warner Terrace – L. Rogers to make a flyer to notify homeowners that missed WM pick-up where to put can for pick-up and when to do this.
4. Tree Branches Dumped in Laird Vacant Lot – A. Hernandez to contact Complete to pick these up.
5. Winter Rye Agreement – Motion submitted by G. Modafferi and seconded by L. Snapp to approve \$1,057.50 for winter rye seeding – passed.
6. Increase Landscape Contract 2020 – Motion submitted by G. Modafferi and seconded by L. Snapp to approve monthly increase for 2020 (\$16 per winter months and \$45 per summer months) – passed.
7. County Clean-Up Around Subdivision Perimeter – G. Modafferi to research the scheduled date.

Old Business

1. Tree Trimming, Common Area/Courtney Drive – Completed.
2. Street Seal Coat Update – A. Hernandez to coordinate with GMO, tentatively scheduled for September 24-25 with a sweep of September 23. Any cars not moved off street will be towed at owners' expense. We will use our Money Market funds.
3. Driveway Parking – Tabled.
4. Paint Speed Bumps – Tabled.
5. Street Name Signs – Tabled.

Meeting Adjourned at 7:37 PM

Next Meeting – Wednesday, September 25, 2019