

Edgebrooke Village II Homeowners Association Annual Meeting – February 25, 2023

(EVII Pool @ 3:30 PM)

Present – GERALYN MODAFFERI, Lynette Snapp, Andrew Leahy, LeeAnn Rogers + 10 Homeowners

Call to Order – 3:32 PM by G. Modafferi, Secretary

New Trash Removal Contract - Motion submitted by L. Snapp and seconded by A. Leahy to approve new trash removal contract with Hughes Sanitation (May 1, 2023 through April 30, 2026) – passed.)

Introductions – Board members introduced themselves. G. Modafferi, Secretary; L. Snapp, Treasurer; A. Leahy, Member-at-Large. Property Manager, L. Rogers.

Community Update

Recap – Presented by G. Modafferi

- Accomplished decreasing our trash removal cost starting May 2nd (TUESDAY). We will now be paying \$13 per home opposed to \$16.21. Monthly savings will be \$548.20; Yearly savings will be \$6,578.40.
- Pool Acid Wash (\$2,800)
- Speed Bump on Courtney Rebuilt (\$985)
- Pool Key Lanyards (\$320)
- Pool Fence Repairs (\$550)
- “No Parking” striping (\$390)
- Backflow Replaced (\$2,026.29)
- Vandalism at Pool (\$128.33)
- Successful Holiday Decorating Contest (\$250)
- Christmas Lights at Pool (\$74.65); Installed by Snapp Family
- Repairs: Backwash Piston Replacement (\$269.78)
- Light in Common Area (\$66.17)
- Laird Backflow (\$558)
- Asphalt Patch (\$16.02) Volunteer labor by Snapp and Modafferi
- Sewer Clog Cleared (\$2,692.25)
- Common Area Wall at Laird – HOA is in process of taking action against vendor.
- Accomplishment – HOA has added \$15,000 to our Street Account, current total is \$40,000.

Dues – After **four years** of no increase, dues will be increased to \$64.00, which is a 3.31% increase (our CC&R’s allow 5%). This \$2.05 per month increase equals .5125 per week. All of our operating costs have increased. This includes water, electric, landscaping, pool maintenance, pool chemicals and common area upkeep to name a few. We do have to keep adding to our contingency fund as well which helps covers major expenses such as our sewers and streets, which are owned by all homeowners.

2023 Budget Explanation and Vote – Presented by L. Snapp

Every homeowner received proposed budget with their Annual Meeting Notice. Explanations and clarifications given. Motion was submitted by L. Snapp and seconded by A. Leahy to approve 2023 Budget as presented – passed.

Open Forum

- **Monica, 4656** – If we do get new streets, can we make the bumps bigger?
Answer – This would be addressed at that time.
- **Monica, 4656** – Can something be done to make speed bumps more visible?
Answer – L. Rogers will get bids to repaint speed bumps, white or yellow.
- **Candace, 1877** – Would like to have chickens which is against CC&R's presently.
Answer - Only homeowners can submit a request to change the CC&R's.
The requesting homeowner must get a petition signed showing if homeowners are in agreement or not with changing this rule. The completed petition is then submitted to Board for review submitted to Board for review.
- **Ana, 1865** – Would like a break with weed notices.
Answer – No, friendly reminders are sent to all not in compliance after inspections.
- **Shane & Marco, 4680** – How many rental properties in the neighborhood (goes to pride of ownership issues)?
Answer – 35 of 171.
- **Dick, 4702** – Who is responsible for weeds along pool parking lot.
Answer – L. Rogers will ask Andy.
- **Fran, 4651** – Who cut into the asphalt on BelAire?
Answer – L. Rogers will check with nearby neighbors,
- **Dick, 4702** – Asphalt fix on BelAire is starting to dip starting to dip.
- **Lynette , 4702** – Tree near pool parking lot needs to be trimmed,
Answer – L. Rogers will notify Complete.
- **Ruth, 4686** – Easement in front of house needs cleaning up constantly. Can this be added to landscaper's routine?
Answer – Board will check on this.

Election of Board Members

Will address at next meeting. Shane O'Brien volunteered to join Board.

Raffle Winner – Ralph Webb won the \$25 gift card for Loew's.

Meeting Adjourned at 4:25 PM

Next Meeting – March 29, 2023 on Zoom