

Edgebrooke Village II Homeowners Association Board Meeting – January 25, 2023

(Zoom Meeting)

Present – GERALYN Modafferi, Lynette Snapp, Andrew Leahy, LeeAnn Rogers +2 HO **Absent** – Andy Hernandez

Call to Order – 6:34 PM by G. Modafferi, Secretary

Minutes – G. Modafferi submitted Minutes for November Meeting (postponed to December 7) for approval. Motion was submitted by L. Snapp and seconded by A. Leahy to approve minutes as presented – passed.

Treasurer's Report – Reports for December 2022 and January 2023 were presented. Motion was submitted by L. Snapp and seconded by A. Leahy to approve both reports as presented – passed.

December 2022: Checking \$19,076.01; Money Market \$54,599.23; Street \$40,000.00

January 2023: Checking \$22,197.31; Money Market \$54,599.23; Street \$40,000.00

Manager's Report – L. Rogers submitted report.

Homeowners' Issues/Neighborhood Watch – None.

Pool Report

1. Bathroom Light Switch Out – Repaired by volunteer homeowner D. Snapp.
2. New Rules Signage Update – Discussion held. L. Rogers to send a draft to BOD for final tweaking.

New Business

1. Sewer Overflow on BelAire – Homeowners called to report an overflow in street by manhole cover on Friday, January 20th. Situation was not deemed an emergency and plumber would come on Monday. Saturday the overflow increased so plumber came earlier (Sunday) and found a clog of grease and feminine hygiene products. Bill not received yet.
2. Manhole Covers – During the clean-out an issue became known with manhole covers. Many covers are sealed in with asphalt. A. Leahy helped the plumber remove this particular cover with a pick ax. He volunteered to go through neighborhood and evaluate the issue. L. Rogers has a County map that might help.
3. Sewer Inspection – After discussion it became apparent we will need to have the sewers scoped. We will also have to educate all residents about what CAN NOT be thrown in toilets or down drains.
4. Sidewalk/Street Sweep – L. Rogers to get bids for sidewalk clean-up. We will hold off on street sweep.
5. Annual Meeting - **Saturday, February 25th, 3:30 PM at Pool**. Proposed budget will be mailed with meeting notification. Discussion held about shared tasks and details.

Old Business

1. Waste Management Contract and Bids – G. Modafferi presented bid from Hughes Sanitation. Discussion held. L. Rogers will research cancellation procedures.
2. Curb Stripping WT/Southbrooke – L. Rogers to meet with vendor on Friday, 01/27.
3. Camera Replacement – Titan is willing to meet someone at pool. L. Rogers to give L. Snapp contact number.
4. Holiday Decorating Contest – Winners: 1st Place #4676 Courtney; 2nd Place #1860 Egle, Griswold #4656 Warner Terrace.
5. Block Wall at Common Area (Laird) Update – L. Rogers to contact vendor again.
6. Attorney Updating CC&R's – L. Rogers to email top 3 to 5 suggestions for Board to review.

Meeting Adjourned at 7:59 PM

Next Regular Meeting (Zoom) – February 22, 2023 Annual Meeting (@Pool) - February 25, 2023@3:30PM