

Edgebrooke Village II Homeowners Association Board Meeting – February 22, 2023

(Zoom Meeting)

Present – GERALYN MODAFFERI, LYNETTE SNAPP, ANDREW LEAHY, LEEANN ROGERS
+2 Homeowners

Absent – Andy Hernandez

Call to Order – 6:30 PM by G. Modafferi, Secretary

Minutes – Minutes presented for January 25, 2023. Motion was submitted by L. Snapp and seconded by A. Leahy to approve as presented – passed.

Treasurer's Report – Report for February 2023 was presented. Motion was submitted by L. Snapp and seconded by A. Leahy to approve as presented – passed.

February 2023: Checking \$22,631.95; Money Market \$54,600.03; Street \$40,000.00

Manager's Report – L. Rogers will email report.

Homeowners' Issues/Neighborhood Watch – None.

Pool Report

1. New Pool Rules Signage Update – L. Rogers to send a draft to BOD for final approval.

New Business

1. Waste Management Contract Cancelled – Last pick-up day is April 24th. Hughes Sanitation will be sending contract with a start date of May 2, 2023. WM will do a bulk pick-up on March 13th. F. Loyash will post notices on all mailboxes.
2. Sewer Overflow on Warner Terrace – Homeowner called for advice on who is responsible for clog in sewer line. HOA plumber was called. It was determined the clog was in the homeowner's line (home to street) and therefore it was homeowner's responsibility. HOA plumber recommended a plumber who could handle this.
3. Board Member Resignation – A. Hernandez, current president, and member of Board for many years has submitted his resignation. The Board of Directors accepted his resignation with regret and immense gratitude for all the time and effort he has put in for the entire EVII Community. In his usual spirit of giving Andy has offered to be of service to the Board in any capacity. It is very comforting to know the Board can call upon his wealth of knowledge when needed.

Old Business

1. Annual Meeting, Saturday, February 25, 2023 at 3:30PM at Pool Preparations – Discussion held about details for meeting.
2. Sidewalk Clean-up at Mailboxes - L. Rogers received one bid, working on more.
3. Manhole Covers – A. Leahy reports he is working on making a tool to help free these covers. Sewer work is nearly impossible with covers in present condition.
4. Sewer Inspection – Tabled.
5. Camera Replacements – L. Snapp to meet with vendor at pool.
6. Block Wall at Common Area (Laird) – L. Rogers working on our action plan.
7. Attorney Updating CC&R's – L. Rogers to email top 3 to 5 suggestions for Board to review.

Meeting Adjourned at 7:25 PM

Annual Meeting – February 25, 2023

Next Regular Meeting – March 29, 2023