

Edgebrooke Village II Homeowners Association Board Meeting – March 29, 2023

(Zoom Meeting)

Present – GERALYN MODAFFERI, Lynette Snapp, Andrew Leahy, Shane O’Brien, LeeAnn Rogers +1 Homeowner

Call to Order – 6:27 PM by G. Modafferi, Secretary

Minutes – G. Modafferi reported minutes for February 22, 2023 and February 25, 2023 were approved through email and posted on website.

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

March 2023: Checking \$26,072.66; Money Market \$54,600.76; Street \$40,000.00

Manager’s Report – L. Rogers presented February and March.

Homeowners’ Issues/Neighborhood Watch – None.

Pool Report

1. New Pool Rules Signage Update – L. Rogers to send a draft to BOD for final approval.
2. Pool Opening April 15th – Ryan is prepared for the opening.

New Business

1. Election of New Board Member - Board welcomes new member Shane O’Brien.
2. Waste Management Container Pickup and Notification to Residents about New Company -- Last trash pick-up day with WM is April 24th. WM cans will be picked up on April 24th. L. Rogers will create informational flyer and mail to all residents and owners of tenant occupied homes week of April 3rd. Flyers will be hand delivered to tenant occupied homes. Flyers will also be posted on mailboxes and website.
3. Landscape Company Price Increase – L. Rogers was notified that Complete is raising their monthly rate by \$98 a month. HOA countered with adding two additional areas to be maintained by them (Laird easement and mailbox areas). They agreed to add this and we agreed to increase.
4. Homeowner Sewer Issue (reported as HOA sewer clog, second time) – BelAire one time, Warner Terrace twice; these clogs were determined not to be HOA issues.
5. Speed Bump Painting – Discussion held about repainting 30 bumps.
6. Bid for Repainting Red in Front of Mailboxes, Fire Hydrants and Touch Up Faded Curbs - L. Rogers will contact vendor again and negotiate lower price if done at same time as speed bumps.
7. Street Sweep – As of right now this can be put off. We will keep monitoring the street conditions.

Old Business

1. Manhole Covers – A. Leahy reports he is contacting plumbers who have experience working with solvents to free the covers. He is also talking with a blacksmith.
2. Sewer Inspection – Tabled, we have to address the manhole covers first.
3. Camera Replacements – L. Snapp reported on her meeting with camera vendor. Discussion held. No further action on this project now.
4. Attorney Updating CC&R’s – L. Rogers to email top 3 to 5 suggestions for Board to review. Possibilities are animals, parking, sewers.
5. Block Wall at Common Area (Laird) – L. Rogers reports he is trying to rent generator and water containment. L. Rogers will keep Board informed.

Meeting Adjourned at 7:46 PM

Next Meeting – April 26, 2023