

Edgebrooke Village II Homeowners Association Board Meeting – April 2023

(Zoom Meeting)

Present – GERALYN MODAFFERI, LYNETTE SNAPP, ANDREW LEAHY, SHANE O'BRIEN, LEEANN ROGERS +1 HOMEOWNER

Call to Order – 6:32 PM by G. Modafferi, Secretary

Minutes – G. Modafferi presented Minutes for March 29, 2023. Motion was submitted by A. Leahy and seconded by L. Snapp to approve as presented – passed.

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

April 2023: Checking \$30,718.45; Money Market \$54,601.56; Street \$40,000.00

After discussion, motion was submitted by A. Leahy and seconded by S. O'Brien to transfer \$5,000.00 from checking account to Street Account – passed.

Manager's Report – L. Rogers presented April Report.

Homeowners' Issues/Neighborhood Watch – None.

Pool Report

1. New Pool Rules Signage – Installed by Snapp Family.
2. Pump Room Door Issues – L. Snapp reported pump room door hinges need adjustment or replacement for door to work properly. A locksmith had to be called to gain entrance. A new lock and deadbolt were installed but the hinges must be addressed. L. Rogers to schedule a handyman while coordinating with L. Snapp.

New Business

1. New Trash Service Update – WM has not responded to L. Rogers regarding missed pick-up of a few cans. L. Rogers will continue to communicate with WM to schedule a second pick-up for these cans. After discussion the Board decided to grant a two week grace period before "Friendly Reminders" will be issued.
2. Repainting Speed Bumps/Fire Hydrants/Mail Box Curbs, Touch up Faded Curbs – After discussion, a motion was submitted by L. Snapp and seconded by A. Leahy to approve \$2,300 to AZ Striping for repainting work as stated – passed. L. Rogers will print flyers for mail boxes and windshields of cars parked near areas to be painted.

Old Business

1. Manhole Covers – A. Leahy reports he has consulted with plumbers who have experience working with solvents to free the covers. He will begin experimenting. He has also spoken with a blacksmith about making a tool.
2. Sewer Inspection – Tabled, we must address the manhole covers first.
3. Attorney Updating CC&R's – After discussion it was determined we should ask attorney for advice.
4. Block Wall at Common Area (Laird) – L. Rogers reports no progress or communication. After discussion it was determined that we will have to start over. G. Modafferi will contact vendor for bid.

Meeting Adjourned at 8:00 PM

Next Meeting – May 31, 2023