

Edgebrooke Village II Homeowners Association Board Meeting – January 31, 2024

(Zoom Meeting)

Present - Shane O'Brien, Geralyn Modafferi, Lynette Snapp, Andrew Leahy, LeeAnn Rogers +1 Homeowner

Call to Order – 6:32 PM by S. O'Brien, President

Minutes – Motion submitted by G. Modafferi and seconded by L. Snapp to approve Minutes of November 29, 2023 as presented – passed.

Treasurer's Report – L. Snapp presented Reports for December 2023 and January 2024. Motion was submitted by L. Snapp and seconded by G. Modafferi to approve as presented – passed.

December 2023: Checking \$6,482.86; Money Market \$54,616.81; Street \$45,500.00

January 2024: Checking \$9,542.09; Money Market \$54,619.36; Street \$45,500.00

Manager's Report – L. Rogers submitted November, December and January Reports.

Homeowners' Issues/Neighborhood Watch – None.

Pool Report

1. Pool Pump Replacement – Completed.
2. Sand Filter Issue - L. Snapp reported clumps of sand found in pool, Classic was contacted. To remove existing 500# sand, repair and add sand the cost is \$1,945.22 (for two). To install two new units the cost is \$4,710.22 with a one year warranty. Detailed info will be emailed to Board for a decision.

New Business

1. Schedule Bulk Pick-up Date – L. Rogers to contact Hughes Sanitation for a March date.
2. Sewer Camera Issue – After discussion it was decided to send a certified letter to Drain Masters notifying them that they are no longer permitted to use their cameras in our sewer system.
3. Annual Meeting Scheduled - Saturday, February 24, 2024, 3 PM at Pool Ramada.
4. New Playground Fill – S. O'Brien will research prices and amount required. L. Rogers to share names of vendors.
5. HOA Dropbox Replacement – The box is leaking and must be replaced. L. Rogers found one for \$239 +pole (if necessary) and +installation. S. O'Brien and L. Rogers will meet this weekend to determine if a new pole is necessary.

Old Business

1. Street Sweep – Wait until March.
2. Stump Removal at Laird – Completed.
3. Banking CD – Working on coordinating meeting with banker, L. Rogers and S. O'Brien to open account.
4. Ceiling Fan at Pool – Tabled.
5. Access Panel Control Arm – Tabled.
6. Manhole Covers/Sewer Inspection – Tabled.
7. 2023 Decorating Contest Winners – 1st Place (\$100) – 4634 Courtney; 2nd Place (\$75) – 4741 Courtney.

Meeting Adjourned at 7:15 PM

Next Meeting February 24, 2024 (ANNUAL)

