

Edgebrooke Village II Homeowners Association ANNUAL Meeting – February 22, 2025

(EVII Pool @ 3:00 PM)

Present – Shane O’Brien, Geralyn Modafferi, Lynette Snapp, LeeAnn Rogers + 13 Homeowners

Call to Order – 3:15 PM by S. O’Brien, President

Introductions – Shane O’Brien, President, introduced himself and Board Members: Lynette Snapp, Treasurer; Geralyn Modafferi, Secretary and Property Manager, LeeAnn Rogers.

Community Update

Recap – Presented by G. Modafferi

- Added two new lounge chairs (\$1,067)
- Chains to secure lounge chairs (\$61)
- Replaced sand filters (\$2,067)
- Installed fan in ramada (\$1,351)
- Replaced showerhead ((\$7.48) and clock (\$41)
- New leaf blower (\$109)
- Replaced laptop for management services (\$753)
- Software (\$46)
- Coupon books for dues payment (\$540)
- Replaced drop box (\$251)
- Install dropbox (\$1,338)
- Had “dumped debris” removed from Common Area C (\$80)
- Common Area C wall drainage blocks installed (\$500)
- Remove Courtney entrance spillway debris and clean-up (\$500)
- Paint wall at Courtney entrance to cover-up graffiti (\$395)
- Graffiti on exterior wall is County’s responsibility and will be removed by them.
- HOA invested our “Street Repair Funds” in CD with 8-month term. Original deposit was \$60,000. As of January 29th, our balance is \$61,428.68. Interest earned is \$1,428.68. In March, end of term, we will reinvest.
- SAVINGS – Thanks to our volunteers:
 - Fran Loyash for hand delivery vs postage expense
 - Ralph Webb for maintaining our website

2025 Budget Explanation and Vote – Presented by L. Snapp

Every homeowner received proposed budget with their Annual Meeting Notice. Explanations and clarifications given. Questions answered. Motion was submitted by L. Snapp and seconded by G. Modafferi to approve 2025 Budget as presented – passed.

Dues - Discussion held This increase is first in three years and less than the 5% allowed by CC&R’s. Coupon books will no longer be sent out. This will save \$540 +2025 price increase and the cost of postage. If you would like paper remit slips, please contact the HOA at (520) 293-1564. Motion was submitted by G. Modafferi and seconded by L. Snapp to approve increase of monthly dues to \$67.00 beginning April 1, 2025 - passed.

Open Forum

- **Monica, 4656** – The pool floor is slippery, feels we need a better pool cleaner.
Answer – We are actually receiving bids right now.
- **Fran, 4651** – The current company is responsible, what can they do?
Answer - We are researching.
- **Unknown** - Who has authority over front yard trees?
Answer - CC&R's. S. O'Brien wants to "not require a tree in each yard".
- **Fran, 4651**- CC&R's require a minimum of one tree in each front yard.
Answer - Not enforced right now.

Election of Board Members

Current members agreed to remain in their current positions.

President - Shane O'Brien

Secretary – Geralyn Modfferi

Treasurer – Lynette Snap

Ruth McKesson has volunteered to join Board.

Raffle Winner – Sharon Bahnson won the \$50 gift card for Lowe's.

Motion to adjourn meeting was submitted by G. Modafferi and seconded by L. Snapp - passed.

Meeting Adjourned at 4:20 PM

Next Meeting – March 19, 2025 on Zoom @ 6:30 PM