

Edgebrooke Village II Homeowners Association Board Meeting – April 30, 2025

(ZOOM)

Present – Shane O’Brien, Geralyn Modafferi, Lynette Snapp, LeeAnn Rogers +0 Homeowners

Call to Order – 6:32 PM by S. O’Brien

Minutes – G. Modafferi presented January, Annual and March Minutes. Motion was submitted by G. Modafferi and seconded by L. Snapp to approve as presented - passed.

Treasurer’s Report - L. Snapp presented Reports for March and April 2025. Motion was submitted by L. Snapp and seconded by G. Modafferi to approve as presented - passed.

March 2025: Checking \$16,382.93; Money Market \$35,136.36; CD \$61,914.09

April 2025: Checking \$19,380.40; Money Market \$35,136.66; CD \$62,096.82

Manager’s Report – L. Rogers submitted March and April Reports.

Homeowners’ Issues/Neighborhood Watch - None

Pool Report

1. New Pool Service Company - Blue Knight now onboard.
2. Pool Equipment and Needs - Blue Knight requests longer pole (to reach center of pool) and new flaps. Notified us that O ring is leaking.
3. Pool Drainage - Completed.
4. Opening Date - April 15th, completed.
5. Pool Opening Party - Sunday, April 27th successfully completed.
6. Electrical Timer, Light Switch - Scheduled.
7. Door Replacement - Installed but needs adjustment,

New Business

1. Dog Park - L. Rogers shared info on Lowes Hometown Grant. It is available in September. It includes material and labor up to \$2,500. Date for site visit to discuss location, size etc. to be determined. G. Modafferi asked L. Rogers to check with our insurance company regarding liability. Also, homes in the immediate area should be notified about possible addition and asked for their opinion.
2. Tree(s) at Park - L. Rogers to check with Valencia for prices, types of trees and location suggestions.

Old Business

1. SWG Holes at Mailbox on Laird near Common Area C - G. Modafferi will contact SWG.
2. New T-swing Stand with Toddler Seats - Tabled.
3. Playground Ground Cover - Tabled.
4. Update Arch Guidelines - Continue working on draft.
5. Graffiti on Exterior Wall - County removed.
6. Records Retention Schedule - After discussion it was decided to make retention of records three years.
7. Manhole Covers - Tabled.

Motion submitted by G. Modafferi and seconded by L. Snapp to enter Closed Session at 7:19 PM - passed.

Returned to Open Session at 7:25 PM. No motions necessary.

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

Meeting Adjourned at 7:25 PM

Next Meeting May 28, 2025

