

Edgebrooke Village II Homeowners Association Board Meeting – May 28, 2025

(ZOOM)

Present – Shane O’Brien, GERALYN Modafferi, Lynette Snapp, LeeAnn Rogers

+1 Homeowner

Call to Order – 6:34 PM by S. O’Brien

Minutes – G. Modafferi presented March Minutes (Revised) and April Minutes. G. Modafferi reports both March and April Minutes were approved through email - passed as presented.

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

May 2025: Checking \$18,504.69 Money Market \$35,136.95; CD \$62,297.40

Motion was submitted by G. Modafferi and seconded by L. Snapp to move \$5,000 from checking account to money market account - passed.

Manager’s Report – L. Rogers submitted May Report.

Homeowners’ Issues/Neighborhood Watch - None

Pool Report

1. Pool Equipment and Needs - L. Snapp reports only one filter working. She informed tech that **both** filters need backwashing and must be working together. L. Snapp asked L. Rogers to check with Blue Knight about \$125 charge, clarification needed.
2. Electrical Timer, Light Switch - Replaced and working.
3. Self-closing Door Adjustment - Completed.
4. Pool Inspection Report for County Needed - Blue Knight should give us an operating certificate for display. County will mail L. Rogers a form for tracking test results between visits.

New Business

1. Potholes in Subdivision - We need everyone to scope out entire neighborhood to get an approximate count of fills needed. G. Modafferi shared photo of “sinking asphalt” near mailbox on Laird, near Common Area C. This area is too large for a fill and all agreed.
2. Liability Insurance for Dog Park - L. Rogers is waiting for a response from our insurance carrier.
3. Attorney Response - L. Rogers shared info received regarding “Non-Compliant Homes” needing repair.
4. “Replace Garage Light” Flyer - Volunteer Joni Brown requests more flyers to distribute.

Old Business

1. Dog Park/Lowe’s Hometown Grant - L. Rogers will compose information sheet on dog park asking residents for their input.
2. Tree at Playground - L. Rogers reports Moon Valley Nursery has the 6 to 8 foot tipu tree (Tipuana Tipu) tree we are interested in planting for \$1,950, including delivery, planting, food and one year replacement warranty.
3. TEP No Cost Trees - Fran Loyash is researching.
4. Architectural Guidelines - Updated Guidelines submitted. Motion submitted by G. Modafferi and seconded by L. Snapp to approve updated Architectural Guidelines - passed.
5. Records Retention Schedule - Newly created Records Retention Schedule submitted. Motion was submitted by G. Modafferi and seconded by L. Snapp to approve new Records Retention Schedule - passed.
6. New T-swing Stand with Toddler Seats - Tabled.
7. Playground Ground Cover - Tabled.
8. Manhole Covers - Tabled.

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

Meeting Adjourned at 7:45PM

Next Meeting June 25, 2025