

Edgebrooke Village II Homeowners Association Board Meeting – June 25, 2025

(ZOOM)

Present – GERALYN MODAFFERI, LYNETTE SNAPP, LEEANN ROGERS

Absent - S. O'Brien +1 Homeowner

Call to Order – 6:31 PM by G. Modafferi

Minutes – G. Modafferi presented May Minutes. Motion submitted by G. Modafferi and seconded by L. Snapp to approve as presented - passed.

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

June 2025: Checking \$13,251.85; Money Market \$40,137.24; CD \$62,505.34

Manager's Report – L. Rogers submitted June Report.

Homeowners' Issues/Neighborhood Watch - None

Pool Report

1. Health Department Requirement/Daily Chemical Testing Log - Posted and will be managed by Ryan.
2. Pump Controller Replacement - Replaced for \$242.53. L. Snapp will monitor efficacy.
3. Certificate of Service - L. Rogers to check with Blue Knight about this requirement from Health Department.

New Business

1. Potholes in Subdivision - L. Rogers reports seeing at least nine holes needing filling, plus a narrow strip down Courtney. Additional input needed from others. Since the "sunken area" by mailboxes on Courtney need to be addressed professionally we need an accurate number before requesting bids. G. Modafferi and J. Brown will try to inspect streets for additional input.
2. Liability Insurance for Dog Park - L. Rogers reports our insurance carrier says we are covered with our current policy.

Old Business

1. Dog Park/Lowe's Hometown Grant - L. Rogers will make edits to information sheet (flyer) on dog park asking residents for their input. Home visits to adjacent homes by G. Modafferi and L. Snapp to TBD.
2. Tree at Playground - L. Rogers reports Moon Valley Nursery will install the 6 to 8 foot tepee tree on Saturday, July 19th. L. Rogers to check with S. O'Brien about his ability to meet with installers.
3. TEP No Cost Trees - Fran Loyash is researching.
4. New T-swing Stand with Toddler Seats - Tabled.
5. Playground Ground Cover - Tabled.
6. Manhole Covers - Tabled.
7. Non-Compliance Homes in Need of Repair - Ready to be sent.

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

Meeting Adjourned at 7:25 PM

Next Meeting - July 30, 2025