

## **Edgebrooke Village II Homeowners Association Board Meeting – July 30, 2025**

**(ZOOM)**

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

+2 Homeowners

**Call to Order** – 6:31 PM by S. O’Brien

**Minutes** – G. Modafferi reported June Minutes were approved through email.

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

July 2025: Checking \$11,525.89; Money Market \$40,137.54; CD \$62,707.24

**Manager’s Report** – L. Rogers submitted July Report.

### **Homeowners’ Issues/Neighborhood Watch**

1. When people are in the pool after 10 PM residents should report this trespassing incident to 911 not the HOA telephone number.
2. Homeowner reported dog(s) nearly breaking through fence. L. Rogers will contact homeowner.

### **Pool Report**

1. Titan Service on West Gate (Card reader is inoperable) - We are waiting for installation date (\$754 labor and parts).
2. Sand Filter Replacement - Completed. Saved \$900 by not hauling away sand.
3. Internal Air Screen Repair - Waiting for completion (\$125).

### **New Business**

1. Meeting Frequency - Discussion held and will continue about changing frequency of HOA meeting from monthly to every other month.

### **Old Business**

1. Dog Park/Lowe’s Hometown Grant - L. Rogers to update flyer and forward to G. Modafferi. Home visits to adjacent homes for their input by G. Modafferi and L. Snapp TBD.
2. Tree Installation at Playground - Completed.
3. Potholes in Subdivision and at Laird Mailboxes - L. Rogers requests input from others identifying locations. S. O’Brien supplied Google maps for this project.
4. Non-Compliance Homes in Need of Repair - Letters sent.
5. Tabled Items: T-Bar with Toddler Seats; Playground Ground Cover; Sewer Covers.

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

**Meeting Adjourned at 7:55 PM**

**Next Meeting - August 27, 2025**