

Edgebrooke Village II Homeowners Association Board Meeting – August 27, 2025

(ZOOM)

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

+3 Homeowners

Call to Order – 6:31 PM by S. O’Brien

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

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

August 2025: Checking \$14,000.76 Money Market \$40,137.99; CD \$62,916.55

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

Homeowners’ Issues/Neighborhood Watch - None

Pool Report

1. West Gate Repairs (Titan card reader repair and rewire) - “No Show” for confirmed appointment on August 22nd. L. Rogers will continue to work on getting answer and resolution to this. Also, numerous amounts of the cost are coming in with no explanation on these “tickets”. L. Rogers is waiting for clarification.
2. Pool Repairs - Auto-fill and fan switch repaired. Soap dispenser installed by Ryan. Need new shower handle.
3. Ramada Reservation - Discussion held about hours, noise complaints and revoking deposit for noise complaints.

New Business

1. Street Replacement Information EVI - G. Modafferi presented report on recent street work in EVI. Their streets were cleaned, cracks sealed, seal coated and restriped. The cost was \$29,000 for two homes less than us and it will have to be repeated in five to seven years.
2. Coupon Book Report - Discussion held. A few residents are struggling with making timely payments and cite the new policy of no coupon books (saves HOA \$540) as cause. As stated at the time of new policy, a “coupon sheet” can be requested thru property manager.
3. Complete Landscaping (Smart Timers) - Company is offering “free” timers with \$55.00 monthly charge. Discussion held, all agreed to pass on offer.

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. Potholes in Subdivision and at Laird Mailboxes - L. Rogers requests input from others identifying locations. S. O’Brien supplied Google maps for this project.
3. 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 7:32 PM

Next Meeting - September 29 2025