

**Edgebrooke Village II  
Homeowners Association Board Meeting  
Minutes – August 31, 2010**

**Present** – Wendy Matz, Bruce Sauer, Geralyn Modafferi, LeeAnn Rogers  
+ 1 Homeowner  
**Absent** – Valerie Marsh

**Meeting called to order** – 6: 45 P.M. by W. Matz, President. (Location change to EVII Pool)

**Minutes** - Motion was submitted by B. Sauer and seconded by G. Modafferi to approve minutes of the July 27, 2010 meeting as presented – passed.

**Treasurer's Report** was given. Motion was submitted by B. Sauer and seconded by G. Modafferi to approve the August report as presented – passed. Checking \$9,194.94; Money Market \$14,904.61. L. Rogers to call TEP regarding recent monthly bill with \$250 increase, could this be a meter reading error? L. Rogers reported the recent water bill was \$130 higher than usual but this seemed acceptable considering the recent pool issues.

**Manager's Report** – L. Rogers presented written report for August 2010.

**Homeowner Issues**

1. New Fence Enclosure Request – Lot #221 homeowner present with request to enclose all of front yard with wooden fence and to extend concrete slab and fence in with a gate. An Arch Form is required and he will submit. Also, requested another CC&R's. And inquired about the approved colors for the neighborhood. Color must be approved with the submission of a sample to the HOA. Would like to volunteer to be a member of the BOD.

**Pool**

1. Decking – L. Rogers reported that Jeremiah, A Pool Guy, can only patch (and not our size).
2. Bathroom Door Frame Cracked – B. Sauer can repair/replace when the pool shuts down for the season.
3. East Gate Closing Problem – H.O. Sam completed all welding in pool area. Now the gate welding is in need of repair. B. Sauer to contact Sam and see if he can repair it.
4. Red Lounge Chairs on Sale at Sam's – L. Rogers reported that the lounge chairs are on sale for \$47. Motion was submitted by G. Modafferi and seconded by B. Sauer to purchase two chairs – passed.

**Neighborhood Watch**

1. Daytime Break-in – Homeowner on Laird reported a front door push-in. W. Matz to notify V. Marsh for website.

**Website**

1. Information to be Given to V. Marsh – Home push-in, taggings on Laird/Bel Aire homes, cars parking in east common area with drinking occupants. Also, a request to call 911 when you witness these events.

**New Business**

1. Edging for Grass in Common Areas – L. Rogers submitted a bid from Harp for \$2,040. J. Robles to get a bid from someone he knows.
2. Laird Common Area Enclosure – Homeowner near the east common area suggested we enclose this area to deter parking/drinking episodes. After discussion it was decided that

we want visibility, we don't want to give this area privacy. L. Rogers will ask Harp for a price to re-install the posts thereby blocking vehicle access. Also, could we enhance the lighting in this area?

3. Water Leak at Laird Entrance – Homeowner at corner reported a leak and says it belongs to the HOA. L. Rogers will call Progressive Plumbing and ask them to check it out.
4. Mike Shupe from Goldschmidt Office – Will be at our next meeting (closed session) to address issues that have arisen and answer questions, 7 PM to 8 PM. Our regular meeting will have to be shifted to 6 PM to 7 PM.

**Old Business**

1. Missing Sewer Hole Cover – Replaced.

**Meeting Adjourned – 7:40 PM**  
**Next Meeting –Tuesday, September 28, 2010**  
**New Time 6:00 PM to 7:00 PM**  
**Closed Session 7:00 PM to 8:00 PM**