

Edgebrooke Village II
Homeowners Association Board Meeting
Annual Meeting Minutes – February 8, 2011

Present – Wendy Matz, Bruce Sauer, GERALYN Modafferi, Valerie Marsh, LeeAnn Rogers.
+10 homeowners.

Meeting called to order - 6:30 P.M. by W. Matz, President.

Introductions – W. Matz introduced the Board members and property manager to the homeowners in attendance.

Community Update – W. Matz gave recap which included the following:

1. Street Repairs – Patching only, due to finances.
2. Web site is being tweaked and expanded.
3. Pool – Life buoy replaced for \$90 (due to theft).
Additional pump and filter installed for \$3,170. This had to be installed because of inadequate skimmer suction.
Additional chemicals (\$467) needed to bring pool into balance.
Total of four new lounge chairs purchased and installed.
4. Missing sewer cover on Courtney - replaced.
5. Laird Common Area (east entrance) – A homeowner suggested that we enclose this area to discourage parking/drinking, etc. After much discussion it was decided that visibility is a high priority. We don't want to enclose this area and give it "privacy". If funds allowed we would install better lighting. Homeowners in this area should be diligent in calling 911 to report suspicious behavior. Homeowners can request that the responding officer **not** stop at their address to report his findings.
6. Higher TEP bills – possible causes were checked out and the meter was deemed correct. Higher rates and one additional pump at pool seem to be the reason.

Throughout the year it was a challenge to meet our expenses with the shortfall of dues we are experiencing. Approximately 18% of homes are not paying their dues. Nine homes are in foreclosure.

Neighborhood Watch – Mailbox on Courtney (west of pool) was broken into; USPS replaced box and moved to parking lot. Foreclosed homes broken into and vandalized. Car and home break-ins reported. Homeowners should call police department and request more drive-thru activity.

Budget for 2011 – Line by line breakdown presented by Valerie Marsh, Treasurer.
Motion was submitted by V. Marsh and seconded by B. Sauer to approve budget with noted changes for \$101,380.00 - passed unanimously.

Monthly Dues – A motion was submitted by B. Sauer and seconded by G. Modafferi to raise the dues \$2 a month (new amount \$52) for the coming year – passed unanimously.

Waste Management Contract – Proposed once a week trash pick-up, and once a week recycle pick-up, with no fuel surcharges \$24,912. This amount will also include one bulk pick-up during the year. If a homeowner needs a second trash can the cost is \$4 a month and will be billed directly to the homeowner.

A motion was submitted by V. Marsh and seconded by B. Sauer
To approve new contract for \$24,912 – passed unanimously.

Open Forum – The following questions, comments and suggestions were made by the homeowners present:

1. Clean Up Streets – Homeowner suggests each homeowner sweeps the street in front of their home. Possibly have a neighborhood clean up day. Homeowner, W. Stokey, volunteered to stage.
2. Correct Streets – Look for grants.
3. Website Address – When mailing out the coupon books (dues) include the address.
4. Garbage Changes – Waste Management will notify homeowners.
5. Plantings Around Pool – needed. L. Rogers to speak with Harp.

Election of Board Members – When asked if anyone was interested in running for a seat on the board there were no volunteers. Current members agreed to continue on the board.

Meeting Adjourned – 7:55 PM

Next Meeting – March 29, 2011 (There will be on regular February meeting)