

**Edgebrooke Village II  
Homeowners Association Board Meeting  
Minutes – May 31, 2011**

**Present** – Wendy Matz, Geralyn Modafferi, LeeAnn Rogers  
**Absent** - Valerie Marsh

**Meeting called to order** – 6: 42 P.M. by W. Matz, President

**Minutes** - Motion was submitted by G. Modafferi and seconded by W. Matz to approve minutes of the April 26, 2011 meeting as presented – passed.

**Treasurer's Report** - Report was given for May. Motion was submitted by G. Modafferi and seconded by W. Matz to approve report as presented – passed. Checking \$15,451.69; Money Market \$14,926.19.

**Manager's Report** – L. Rogers will e-mail report for May 2011.

**Homeowner Issues**

1. Lot #309 – Questioned if it is OK to store low tent trailer behind (front yard) fence.  
Answer: It is OK if it can not be seen from street. Also wanted to let Board know that the swings at park are in poor condition. This is an agenda item tonight.
2. Lot #250 – Requested that the east end fence on Southbrooke Circle be closed in.  
Answer: This must remain open because it is a fire issue. Also expressed interest in leading the Neighborhood Watch Program.

**Pool**

1. Signage– “No Dogs Allowed” signs installed and look good.  
“Age/Time” signs on outside of entrance gates (change times to 6 AM opening and 10 PM closing): W. Matz to contact Judy at Cook Sign Company for prices. Also, we should add a “No Propping” sign.  
Pool Rules sign inside pool (the antique one) should be removed.
2. Backwash Valve – Completed.
3. Wrought Iron – Needs refurbishing. W. Matz to ask Jim for a bid.
4. Soda Machine – Needs a thorough cleaning. Need a volunteer to take this project.
5. Bathroom Door Jam – Forced open **again**. Needs to be replaced. L. Rogers to ask David to reinforce the structure.
6. Water Fountain – Possibly needs a pump. W. Matz to check with Jim.
7. Dead Bushes & Trees – L. Rogers to speak with Harp. Also for Harp: pile of debris in east common area, tree (looking north on left) – can it be saved? L. Rogers to call tree service for dead trees (winter freeze) in pool area and east common area.
8. Gates – Latch repaired/welding (Sam completed for \$50). W. Matz to call for professional help with closure issue on east gate.

**Neighborhood Watch**

1. Lot #261 was scene of a SWAT situation on May 18. It was a “weed grow bust”.

**Website**

No Report

**New Business**

1. Dead Cats – Two mutilated cats found. One gray and white found at pool grassy area on May 16<sup>th</sup> beheaded. Animal Control picked up on May 17<sup>th</sup>. Head found in same area on May 18<sup>th</sup>. On May 20<sup>th</sup> an orange cat found in easement between EVI and EVII near

Courtney easement. This cat was in 2 ¼ pieces. This cat belonged to an EVII homeowner. W. Matz reported that the detective (Crehan) is waiting for a report from Animal Control. Both cats were house cats. G. Modafferi to call Animal Control for an update and ask about a report (third party) that a third mutilated cat as found at Rivers Edge.

2. Swings and Sand at Playground – Jim can replace. David will remove swings that are in disrepair. L. Rogers to check online for replacement seats. W. Matz to call for prices on chips (to replace sand).

#### **Old Business**

1. Edging for Grass in Common Area – Jim will prepare bid, materials alone are approximately \$3,000.
2. Grant Writing for Streets – W. Matz will check with friend who is experienced in this area.
3. Ramada Roof – Needs to be re-shingled, tabled.
4. Decking – Separate into two parts, under ramada and pool area. Ramada area is a priority. Ask David and Jim to bid.
5. Storage Room Clean Up – W. Matz and L. Rogers to coordinate.

**Meeting Adjourned – 8:00 PM**  
**Next Meeting –Tuesday, June 28, 2011**