

Edgebrooke Village II
Homeowners Association Board Meeting
Annual Meeting Minutes – February 9, 2010

Present – Wendy Matz, Bruce Sauer, Geralyn Modafferi, LeeAnn Rogers.

Absent – V. Marsh

+17 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.

Recap of the Year – W. Matz gave recap which included the following:

1. Insurance claim for \$3,000 paid this year.
2. Web site is up and being developed.
3. Pool – Up to code: drains.
Flow meter installed.
Dismissed Oasis (i.e. recommended we remove salt system which they recommended originally).
Hired “A Pool Guy”.
Ramada Reservation Form (added “cleaning charges”).
Security cameras have helped getting restitution from vandals.
Pool closing date returned to 10/31.
No common area improvement except pool lighting.
Spent \$1,458 for pot hole repairs.
Spent \$617 for sprinkler repairs.
Spent \$432 to remove “dumped” trash.
Approximately 40 homes delinquent in dues. 22 homes with attorney. 9 homes have foreclosed and sold. 6 homes in various stages of foreclosure.

Monthly Dues – We were \$8,000 short this past year. A motion was submitted by B. Sauer and seconded by G. Modafferi to keep the dues at \$50 a month for the coming year - passed unanimously.

Budget for 2010 – A homeowner questioned the postage expense, office supply expense, phone expense. Another homeowner questioned if pool could be closed (78% of homeowners are needed to close the pool). Motion was submitted by B. Sauer and seconded by G. Modafferi to approve budget as presented for \$97,375.00. Passed unanimously.

Neighborhood Watch – Look out for each other and keep signs up.

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

1. Fence Issue – Homeowner wants to close fence opening. She was told that this is an issue she shares with her neighbor.
2. Cats– General complaints about strays in the neighborhood. Animal Control should be contacted by individual homeowners. Humane traps can be set.
3. Parking – Towing is no longer an option. Fines will continue and we can use our attorney to address flagrant non-compliant abusers.
4. Portable Basketball Hoops –General complaints.

5. Weeds – One homeowner questioned if the inspector goes on the homeowner’s property searching for weeds. The answer is NO. The inspections take place from a car.
6. New Windows – Fill out an Arch Form.
7. Pot Holes – We are filling them as soon as possible.
8. Another Trash Can – Homeowner requested another trash can for area near easement behind ramada at pool. Since there are no funds for this it will be put on a “wish list”.

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 30, 2010 (There will be no regular February meeting)