

Edgebrooke Village II Homeowners Association Board Meeting – November 29, 2023

(Zoom Meeting)

Present - Shane O'Brien, Geralyn Modafferi, Lynette Snapp, Andrew Leahy, LeeAnn Rogers +1 Homeowner

Call to Order – 6:30 PM by S. O'Brien, President

Minutes – Motion submitted by G. Modafferi and seconded by L. Snapp to approve Minutes of September 27, 2023 as presented – passed.

Treasurer's Report – L. Snapp presented Reports for October 2023 and November 2023. Motion was submitted by L. Snapp and seconded by G. Modafferi to approve as presented – passed.

October 2023: Checking \$8,664.21; Money Market \$54,611.79; Street \$45,500.00

November 2023: Checking \$8,204.74; Money Market \$54,614.34; Street \$45,500.00

Manager's Report – L. Rogers submitted October Report. November Report will be sent by email.

Homeowners' Issues/Neighborhood Watch – None.

Pool Report

1. Pool Pump Replacement – Variable Speed Pump needs to be replaced. L. Rogers has contacted Classic.
2. Pool Closed for Season on November 15th – L. Snapp reported the chaises and chairs have been locked down for winter, padlock keys were given to S. O'Brien and landscapers, Christmas lights will go up this Saturday. Since the pool remained opened longer this year, Ryan will receive a prorated check to cover the increased work, then begin winter rate. L. Snapp introduced the idea of buying an inflatable decoration for the pool. After discussion it was decided to table until there is a sale.

New Business

1. Tucson Water Leak Request – L. Rogers will apply for credit since we have met the two-month waiting period after the leak was repaired.
2. Farmers Insurance, Large Increase – Since receiving a \$900 increase (yearly fee) L. Rogers will research other companies.
3. Budget Planning Meeting – Thursday, January 11, 2024, 5 PM, location TBD.
4. Street Sweep – Previous one-time cost was \$485. L. Rogers to schedule for some time in January and make flyers for mailboxes (to post one week prior to sweep).
5. Holiday Decorating Contest – After discussion it was decided to have judging on December 19th at 6PM. First Place will receive \$100 gift card. Second Place will receive \$75 gift card.

Old Business

1. Tree Removal Mistake and Replacement – Complete apologized for the error but did confirm the tree was beyond saving. Split the cost with us, saving 50%. Since there is no water line to this area, suggestions were discussed about a replacement.
2. Stump Removal – Scheduled by Complete for \$165.
3. Playground Light – Repaired.
4. Banking CD – L. Rogers and S. O'Brien will set an appointment with bank to open account.
5. Trash Collection Issues Every Tuesday – L. Rogers reports complaints about broken wheels and trash remaining behind in can. L. Rogers will speak with owner and request a better resolution to the replace as needed procedure. L. Rogers will update him on the "remaining trash in can" issue – it is not resolved.
6. Ceiling Fan – Tabled.
7. Access Panel Control Arm – Tabled.
8. Manhole Covers – Tabled.
9. Sewer Inspections – Tabled pending manhole covers being released.

Meeting Adjourned at 7:55 PM

Next Meeting January 31, 2024