

Edgebrooke Village II Homeowners Association Board Meeting – July 31, 2024

Present – Shane O’Brien, GERALYN Modafferi, Lynette Snapp, Andrew Leahy, LeeAnn Rogers +1 Homeowner

Call to Order – 6:35 PM by S. O’Brien, President

Minutes – G. Modafferi presented Minutes for June 26, 2024. Motion was submitted by G. Modafferi and seconded by A. Leahy to approve as presented – passed.

Treasurer’s Report – L. Snapp presented Report for July 2024. Motion was submitted by L. Snapp and seconded by A. Leahy to approve as presented – passed.

June 2024: Checking \$6,760.93; Money Market \$54,634.30; Street \$45,500.00

After discussion it was decided to list CD for street repairs separately, beginning in August 2024.

Manager’s Report – L. Rogers will submit June Report via email. July Report submitted.

Homeowners’ Issues/Neighborhood Watch

1. L. Rogers reports a homeowner on Laird needs help lifting tree debris into her yard. S. O’Brien volunteered to help.
2. L. Snapp reports a suspicious white convertible was roaming through neighborhood, parked in pool parking lot. Later, car was gone but a massive pile of junk was left behind. L. Snapp and husband cleared all debris away.

Pool Report

1. Access Panel Installation Complete - Went out during July 14th storm, will monitor during remaining monsoon.
2. Ceiling Fan Installation – Completed.
3. Palm Tree Regrowth - One palm tree pre-storm had regrowth which needed a second trim, L. Snapp will check to see if storm trimmed it or we need to address it.
4. Display Board – L. Snapp will get measurements for L. Rogers.
5. Pool/Ramada Area Open Year-round - Discussion held about keeping pool area (not swimming pool) open year-round. We will discuss more in the future.

New Business

1. JULY 14th STORM DAMAGE
 - Chinese Elm Tree at Park Down - Removed.
 - 3 Mesquite Trees at Laird Common Area Down - Removed.
 - Stumps and Hole at Park - Remaining stump will be covered with dirt from S. O’Brien. He will mound it up and throw some grass seed on it.
 - Fence Damage to Courtney and Warner Terrace Homes - L. Rogers reports the insurance company considers this wind damage, an act of God, and they informed her it is not covered. The individual homeowners should contact their own insurance companies.
 - Exterior Trees Along Ruthrauff - All are responsibility of Pima County.
 - Block Wall at Common Area C, Rillito Street Neighbor - Rillito neighbor wants HOA to cover damage to his two houses. He cites our wall construction as the cause.
 - Time Allotted for Homeowner Repairs - Any damage visible from street should be addressed ASAP but the HOA will be flexible with timelines. This was an unusual event with severe damages and since insurance companies are involved (in most cases) timelines will have to be flexible. A plan of action with a timeline should be communicated with HOA.

Old Business

1. Sewer Cover - Replaced
2. Banking CD Purchased - Will be added to Treasurer’s Report monthly. L. Snapp reports a CD was purchased for \$60,000 for 8 months at 4.75% interest rate. It is up for renewal in 10 months (March 2025).
3. New Swing at Playground - To replace vandalized swing it will cost approximately \$100. Motion submitted by G. Modafferi and seconded by S. O’Brien to purchase a new swing for \$100 - passed.

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Old Business Continued

4. Tree Trimming - Tabled.
5. Playground Fill (sand) - Tabled (for cooler weather)
6. Manhole Covers – Tabled. (Waiting for cooler weather)
7. SWG Holes at Mailbox on Laird near Common Area C - A. Leahy reports SWG dug holes here a while ago, filled two and left two unfilled. Gas pipes are exposed and HOA would like SWG to complete their job for safety reasons.
8. Sunland Asphalt - A. Leahy reports he will walk neighborhood with Sunland to get their opinion on the condition of our streets and possible solutions/cost.
9. Laird Entrance Debris - L. Rogers to call Sweep Company for estimate to remove grit/sand/debris because of July 14th storm. (Machine and/or hand shovels)

Motion submitted by A. Leahy and seconded by L. Snapp to adjourn meeting - passed.

Meeting Adjourned at 7:28 PM

Next Meeting August 28, 2024