

Edgebrooke Village II Homeowners Association Board Meeting (Zoom) – May 29, 2024

Present – Shane O’Brien, GERALYN Modafferi, Lynette Snapp, LeeAnn Rogers **Absent** – A. Leahy +1 Homeowner

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

Minutes – G. Modafferi presented Minutes for April 24, 2024. Motion was submitted by G. Modafferi and seconded by L. Snapp to approve as presented – passed.

Treasurer’s Report – L. Snapp presented Report for May 2024. Motion was submitted by L. Snapp and seconded by G. Modafferi to approve as presented – passed.

May 2024: Checking \$10,421.72; Money Market \$54,629.29; Street \$45,500.00

Manager’s Report – L. Rogers submitted May Report.

Homeowners’ Issues/Neighborhood Watch

1. L. Rogers gave update from homeowner on Warner Terrace. Homeowner is working on rectifying the situation with her tenants. She requests that we pass along her appreciation to the neighbors for their patience.
2. G. Modafferi requested an update on the US Mail box and aggressive dog on Southbrooke, since there was another complaint in April Manager’s Report. L. Rogers will contact homeowner again.

Pool Report

1. New Ceiling Fan Proposals – Discussion held. Motion was submitted by S. O’Brien and seconded by L. Snapp to approve \$1,355 of ceiling fan in ramada – passed.
2. Display Board – Still on backorder, L. Rogers to resume research.
3. Access Panel Control Arm – Ordered, waiting for installation.
4. Bubbling Issue, Update on Warranty – Replaced, under warranty.
5. Pima County Health Department Pool Inspection – Passed, permit emailed.

New Business

1. Street Sweep/Sidewalk Spray for Weeds Scheduled for June 5th/6th – Joni Brown volunteered to distribute flyers.
2. Ramada Roof (top) Outlet Installation Bids – Discussion held, will revisit in the future.
3. Palm Tree Trimming Bids – Discussion held. Motion submitted by S. O’Brien and seconded by G. Modafferi to approve \$620 for palm tree trimming – passed. L. Rogers to schedule for May 30th.
4. Tree Trimming/Removal Common Area Courtney/Warner Terrace Sides – Waiting for bids.
5. Celebration of Life of Andy Hernandez (former president of HOA) – Sunday, June 9th at St. Augustine Cathedral, Event Room 2nd Floor, 2-5 PM, 192 South Stone.

Old Business

1. Common Area “C” (@Laird) – Trash/Fencing removed.
2. New Swing and Playground Fill – S. O’Brien reports toddler swing is \$50 but we want to add not switch styles. More research needed. The playground area measures 57’x 27’6”. To fill this area to recommended 3” depth a total of 20 tons is required. S. O’Brien suggests having a community event during the cooler months to spread the sand (and save on labor). The bids are:
 - 1) Green Valley Decorative Rock....\$1,036.35 (tax included, free delivery)
 - 2) Sonoran Landscaping Materials.....\$869.60 (tax included, free delivery)
3. Delayed March Invoice – Progressive Plumbing presented \$2,500 invoice for jetting work on Egle (3.5 hours).
4. Banking CD Application – Bank requires signatures of Board members on Minutes of August 2023 and April 2024.
5. Manhole Covers – Tabled.

Meeting Adjourned at 7:49 PM

Next Meeting June 26, 2024