

Edgebrooke Village II Homeowners Association Board Meeting – October 30, 2024

(ZOOM)

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

Call to Order – 6:32 PM by S. O’Brien, President

Minutes – G. Modafferi reported Minutes for August 28, 2024 were approved via email and then posted on website on October 18, 2024.

Treasurer’s Report - L. Snapp presented Reports for September and October 2024. Motion was submitted by L. Snapp and seconded by G. Modafferi to approve as presented - passed.

September 2024: Checking \$9,928.90; Money Market \$40,134.47; CD \$60,482.73

October 2024: Checking \$13,961.10; Money Market \$40,134.80; CD \$60,713.99

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

Homeowners’ Issues/Neighborhood Watch - None

Pool Report

1. Pool Closing Date - Will remain October 31st.
2. Electrical Timer, Light Switch - Still not working, S. O’Brien to check.
3. Backflow Testing - Passed.
4. Pool Door Issues and Person Living in Bathroom - Closer broken off, needs replacement. We should get a self-closing hinge. L. Rogers to schedule. Before next season we should get a new exterior door installed.
5. Display Boards - Discussion held. L. Rogers to order three boards and schedule installation,

New Business

1. Winter Rye - Installed.
2. Reservations for Lawn Use in Common Area for Jumping Castle - Approved.
3. Courtney and Laird Common Area Clean-up - Spillage clean-up complete.
4. Irrigation Repairs/Stump Clean-up at Playground - Completed.
5. Channel Behind Southbrooke Needs Clean-up - L. Rogers is securing bids.
6. November Meeting - Reschedule to Wednesday, December 4, 2024 due to Thanksgiving.

Old Business

1. Records Retention Schedule - Working on attorney suggestions.
2. Update Arch Guidelines - Garage aka street lights MUST be white or clear bulbs. Need flag pole guidance.
3. Block Wall at Common Area C - Installation of blocks with weep holes completed.
4. Manhole Covers - Tabled.
5. SWG Holes at Mailbox on Laird near Common Area C - A. Leahy will continue to reach out to SWG.

Motion submitted by A. Leahy and seconded by L. Snapp to enter Closed Session at 7:33 PM - passed.

Returned to Open Session at 7:45 PM.

No motion necessary to receive UPDATE on Item #082824-01

Motion submitted by G. Modafferi and seconded by A. Leahy to adjourn meeting - passed.

Meeting Adjourned at 7:45 PM

Next Meeting December 4, 2024

