

HOBBITS GLEN
BOARD OF DIRECTORS MEETING MINUTES
November 14, 2024

Board Members Present: Michael Walsh- President
Austin Cowan
Edna Sperling
Donna Bowman
Tom Tweel
Patty Brasfield

Board Members Absent: Robby Cowan
Doug Tabb
Garrett Sowell

Present from Faith: Kim Jones
Court Satterfield

- I. Call to order- Michael called the meeting to order at 6:07pm.
- II. Open Forum- Tom requested the last 4 years' HOA fee amount. Dues in 2020 were \$295, 2021-\$295, 2022-\$325, 2023-\$350, 2024-\$360. Michael will send the BOD a 20-year history of the dues amounts.
- III. Approval of the Minutes from October 10, 2024- Edna made a motion to approve the minutes, as written, and Austin seconded the motion. Motion carried.
- IV. Reports
 - a. Financials-Court reviewed the October financials. Michael asked about the storm water fees on the utilities. The bills were reviewed. It was explained that each homeowner pays a stormwater fee directly to City of Germantown for their home and the HOA pays 2 stormwater fees for the valves at the property entrance.
 - b. Management- no report
 - c. Grounds- Kim and Edna - The property was walked an estimate for

tree work is \$7600. This was budgeted for in 2024. Tom made a motion to get the work done, and Donna seconded. The motion carried. Kim to check the budget to make sure the \$ is there.

V. Unfinished Business

- a. Fence Project Update- Court- The last 3 buildings are scheduled to start for late October.
- b. Sidewalk/concrete Repairs- the work is complete.
- c. Boulder Designs Entrance Sign- look into boulder, brick signage, pole signage for next meeting.
- d. Clubhouse furniture- Austin is researching-\$3K range. TV on hold until internet is fixed

VI. New Business-

- a. Rotten wood replacement/Paint Project- Court and Davy walked the property today. All buildings need paint. Current plan is to replace rotten wood and complete paint. Edna suggested that the project be changed to replace rotten wood and paint replaced wood only. Michael suggested the homes be painted the same color that they are and if someone wants a different color, it could be changed. Kim suggested painting the homes the same color that they are with the exception of the 1742-1760 Crooked Creek building.
- b. Monthly BOD meeting time- change to 5:30pm. Kim to check with absent BOD members.

VII. Next Meeting Date- January 9, 2025 at 5:30pm

VIII. Adjournment- The meeting adjourned at 6:57pm