

HOBBITS GLEN
BOARD OF DIRECTORS MEETING MINUTES
October 9, 2025

Board Members Present:

Mike Walsh
Edna Sperling
Austin Cowan
David Jones
Garrett Sowell
Patty Brasfield
Jan Phillips
Robby Cowan

Board Members Absent:

- I. Call to order – Mike called the meeting to order at 5:30pm
- II. Open Forum- Pat Roberts, homeowner, attended the meeting. Doug Tabb, longtime board member, passed away in September. Mike made a motion to appoint Pat to fill Doug Tab's remaining term and Dave seconded the motion. The motion carried.
- III. Approval of the Minutes from September 11, 2025 – Dave made a motion to approve the minutes, as written, and Patty seconded the motion. Motion carried.
- IV. Reports
 - a. Financials- September 2025- Court reviewed the financials. The 2024 Annual review was completed this month and is reflected in the accounting category.
 - b. Management-
 - i. 2026 Budget- Kim and Court are working on a preliminary budget. Other than the paint project of the buildings, the Board discussed other projects they would like to budget in 2026. The Board discussed access control for the clubhouse, pool gates, and tennis court, demolish the basketball court and plant sod, asphalt (last done in 2000). Court will contact Able Asphalt to look at the streets to determine when the streets need to be done again. He shared a bid from 2024 of \$33K. Mgmt. will also get more information on seal coating vs. a complete resurfacing of the streets. Dave suggested that we look at a special assessment for the building work and the asphalt. Dave suggested covering the entire basketball court with dirt and grass will eventually grow. He suggested we contact the Glasgow developer to see if they have any extra dirt. The Board would like to see what the budget looks like with all of the building work

being done in the 1 year and over 3 years.

- c. Grounds- Edna reports that the budgeted tree work will be done now that Fall is here.

V. Unfinished Business-

- a. Controlled Access for Pool & Tennis Gates Bid- A \$63K bid was presented to the Board. This is high technology on pool gates, tennis court gates, and all clubhouse doors. The Board does not want to do the work at this time due to the high cost. All will think of other options that would be less expensive.
- b. Christmas lights- Edna stated we need more Xmas lights. Discussion of purchasing all new LED string light or colored spotlights. Mike will research options and email the Board.

VI. New Business-

- a. Court- received an Architectural review from an owner requesting approval to replace windows and sliding glass doors and asked for guidelines. The Board does not have specific guidelines. The board will produce specs. Court will send the request to BOD for approval.
- b. Doug Tabb was a Board member for 30+ years, and Mike suggested the community recognize his service. The board decided to rename the tennis courts "Tabb Tennis Courts" A plaque will be made and dedication ceremony to honor him.

- VII. Adjournment- Robby made a motion to adjourn and Austin seconded the motion. The meeting adjourned at 6:23PM.