

HOBBITS GLEN
BOARD OF DIRECTORS MEETING AGENDA
January 8, 2026

- I. Call to order –
- II. Open Forum-
- III. Approval of the Minutes from November 13, 2025 –
- IV. Reports
 - a. Financials- December 2025-
 - b. Management-
 - c. Grounds-
- V. Unfinished Business-
- VI. New Business-
 - a. Annual Meeting Date
- VII. Adjournment-

HOBBITS GLEN
BOARD OF DIRECTORS MEETING MINUTES
November 13, 2025

Board Members Present:

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

Board Members Absent:

Robby Cowan
Austin Cowan

- I. Call to order – Mike called the meeting to order at 5:30pm
- II. Open Forum-
- III. Approval of the Minutes from October 2025 – Dave made a motion to approve the minutes, as written, and Patty seconded the motion. Motion carried.
- IV. Reports
 - a. Financials- October 2025- Court reviewed the financials.
 - b. Management-
 - i. 2026 Budget-The Board reviewed the 2026 budget and Capital Plan. The Board discussed a special assessment of \$8,100 to pay for the building project and roads. Garrett made a motion to keep the HOA fees \$385 and a special assessment of \$2700 for 3 years-2026-2027-2028- due May 1st of each year. David seconded the motion. The motion carried. The entire amount can be paid in one lump sum or monthly payments. The full assessment is the responsibility of the homeowner of record as of today's date. If a property sells, the entire assessment will need to be paid at closing.
 - c. Grounds- Edna-awaiting schedule date for tree work. Marsha Buster passed away. The front large flowerbed was maintained by her. Neighbors will continue to maintain this flowerbed.
- V. Unfinished Business-
 - a. Controlled Access for Pool & Tennis Gates Bid- The Board tabled this indefinitely due to cost.