

HOBBITS GLEN  
BOARD OF DIRECTORS MEETING MINUTES  
February 13, 2025

Board Members Present: Michael Walsh- President  
Doug Tabb – Vice-President  
Austin Cowan- Sec./Treasurer  
Edna Sperling  
Donna Bowman  
Patty Brasfield  
Robby Cowan  
Garrett Sowell

Board Members Absent: David Jones

Present from Faith: Kim Jones and Court Satterfield

- I. Call to order- Michael called the meeting to order at 5:33pm.
- II. Open Forum- new homeowner Jack Riggins, new owner at 1752 Hobbits Glen, attended the meeting.
- III. Approval of the Minutes from January 2024- Doug made a motion to approve the minutes, as written, and Garrett seconded the motion. Motion carried.
- IV. Reports
  - a. Financials- December 2024-Court reviewed the January financials.
  - b. Management-
    - i. Kim- Discussion from email from Cynthia Moore, homeowner regarding proper breakers and cords on hot water heaters to avoid fires. Requirements will differ whether you have aluminum #10 wiring or copper #12 wiring. New code also requires a disconnect on the hot water heater. This could apply to other appliances also. Mike suggested we get a representative from the Germantown Fire Dept. to speak at

the annual meeting. Management will also email a flyer to the community and inform community of new code. Doug mentioned a simple fix that is inexpensive to do but it might not be up to code.

- ii. Court reviewed bids for the pool work- The BOD voted to proceed with the sand filter, caulking, underwater light replacement and hold the plaster job until 2026, if possible. Court to talk to the pool company about this and report back to the Board.

- c. Grounds- Edna – waiting to hear from Metroturf with price to pick up sticks.

#### V. Unfinished Business

- a. Signage- pending – Kim proposed an iron post sign and spoke to the city of Germantown to get pricing for a new sign. They might be willing to split the cost.
- b. Clubhouse furniture- out for delivery.
- c. Rotten wood replacement/Paint Project-

#### VI. New Business-

- a. Termite contract- pending. Kim to get pricing on a new termite contract
- b. Donna requests the need for a handicapped bathroom in clubhouse. She suggested removing the partition in the front bath and adding a grab bar to the front bath. Donna will check to see if the doorway would need to be widened.

#### VII. Next Meeting Date- Annual meeting March 3<sup>rd</sup>.

#### VIII. Adjournment- Austin made a motion to adjourn the meeting and Robby seconded the motion. The meeting adjourned at 6:15pm.