

HOBBITS GLEN  
BOARD OF DIRECTORS MEETING MINUTES  
January 8, 2026

Board Members Present:

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

Board Members Absent:

- I. Call to order – Mike called the meeting to order at 5:30pm
- II. Open Forum- Homeowners present: Barri Munday, Viktoria Fifer, Cynthia Moore, Catherine Watson, Donna Bowman, Allyson Russell, Ali Reaves Smith. There was discussion of a hardship in paying the special assessment by some homeowners. Mike reviewed the increased cost in past years of insurance, and all goods and services combined with inflation that led the Board of Directors to the decision of maintaining the homeowner's investment with a special assessment. It was a difficult decision to make. The board members are homeowners also. The Board will consider a payment arrangement with a homeowner. Management will send a payment plan agreement to any owner that wants to submit it to the Board for approval.
- III. Approval of the Minutes from November 2025 – David made a motion to approve the minutes, with correction, and Patty seconded the motion. Motion carried.
- IV. Reports
  - a. Financials- December 2025- Court reviewed the financials. The end year ended with a \$3,479.57 surplus. We were within \$285 of budget projections.
  - b. Management-
    - i. The next building for renovation work is 1700-1714 Fiddlers Elbow and is scheduled to start in April 2026.
    - ii. Annual meeting date- The Board decided on Monday, March 2<sup>nd</sup> at 6pm. Registration will begin at 5:30pm.
  - c. Grounds- Edna- The budgeted tree work is complete. There were some items that were not done in order to stay within the budget

- V. Unfinished Business-
  - a. Christmas lights are being taken down.
  - b. Tabb Tennis Court sign- finalize sign and schedule dedication
  
- VI. New Business-
  - a. Jan Phillips announced she is moving and resigned from the Board. She nominated Catherine Watson to serve the remainder of her term.
  - b. Jan wants to donate a dining room table and additional chairs to the clubhouse.
  - c. The clubhouse code to 8148
  - d. Marsha Buster's unit is on the market for \$299,900
  
- VII. Adjournment- Austin made a motion to adjourn at 6:18 pm, and Pat seconded the motion. Next meeting February 12, 2026.