

HOBBITS GLEN
BOARD OF DIRECTORS MEETING AGENDA
April 11, 2024

Board Members Present: Michael Walsh- President
 Doug Tabb- Vice-President
 Donna Bowman
 Patty Brasfield
 Austin Cowan
 Robby Cowan (via phone)
 Edna Sperling
 Tom Tweel

Board Member Absent- Dot Meadows-Secretary

- I. Call to order- Michael called the meeting to order at 6:03pm.
- II. Open Forum-Bruce sent a list of questions to the BOD. Management will get these answers to the BOD.
- III. Approval of the Minutes from March 14, 2024 -Doug made a motion to approve the minutes, with corrections, and Tom seconded. Motion carried.
- IV. Reports
 - a. Financials- Court reviewed. We are under budget, which is not unusual for the 1st quarter of the year. The termite contract has not been paid yet nor has the 2023 audit. Delinquents were reviewed. The BOD asked Mgmt. to contact the delinquents by phone.
 - b. Management-
 - i. Corporate Transparency Act- A new law went into effect Jan. 1, 2024, requiring every BOD member to complete form and register with Financial Crimes Enforcement Network. Tom attended a recent seminar held by Dinkelspiel, Rasmussen, & Mink and explained to the BOD the premise behind the Act. BOD members will return forms at May meeting
 - ii. The dumpster is full and is being emptied and will be emptied again on April 29th.

- c. Grounds- Edna is unable to pick up sticks, etc., and asked for assistance. Metro Turf is on property weekly now. Edna is picking up more pampas grass for a few bare spots in beds and Metro Turf will plant. A tree day rate will be scheduled in the Fall after the leaves fall. Edna requested an area of sod and will be getting with Metro Turf to lay.

V. Unfinished Business

- a. Fence Project Update-Court- Bldg. 3 was just completed. Bldg. 4 and 5 to begin in late May. 2 buildings per month are being scheduled in an effort to finish the project by end of year.
- b. Wi-Fi in clubhouse-Wifi is now installed. The BOD discussed ordering a TV at a later date.
- c. Mike- proposed 4 battery operated cameras-cost \$150-200. Ring proposed by Austin. Annual fee \$75. More discussion to follow.
- d. Austin proposed, and the BOD approved, the installation of a door code lock on 2 additional doors, (card room/pool or living room), of the clubhouse and change the code monthly. The BOD also requested Mgmt. to look into options/pricing to install a lock on pool gate.
- e. Sidewalk Repairs- Mike provided a list of repairs needed. Mgmt. is getting pricing from BHS Concrete and should have an estimate by next meeting.

VI. New Business

- a. Election of Officers-
 - i. President- Edna nominated Michael Walsh and Donna seconded. Motion carried.
 - ii. Vice President-Donna nominated Doug Tabb and Austin seconded. Motion carried.
 - iii. Secretary-Treasurer-Michael nominated Dot Meadows and Tom seconded. Motion carried.
- b. Bugman-There is a concern that all of the boxes are not getting checked. Kim has spoken with the Bugman recently who reported that they check every box and multiple have been moved. Discussion to mark the boxes on a site plan and place a bright colored sticker on each box asking that they not be moved. Kim will talk to Bugman. Donna stated that there are many homeowners with rat problems.

- c. Contact information- Kim to send Austin and Robby a copy of the most recent Homeowner Directory
- d. Tom requested BOD permission to work with Dinkelspiel to prepare a conservation restriction easement with Glasgow. Bruce also provided some information during open forum. HOA wants to remain responsible for what they have been doing for decades. The BOD would like some pricing estimates before moving forward.
- e. Edna-Xfinity boxes, wires everywhere. BOD discussion to hire an electrician to cut and remove the wires. This could disconnect some homeowner's service. More discussion to follow.

VII. Next Meeting Date- May 9, 2024

VIII. Adjournment-