

HOBBITS GLEN
BOARD OF DIRECTORS MEETING
August 8, 2024
MINUTES

Board Members Present: Michael Walsh- President
Doug Tabb- Vice-President
Austin Cowan
Edna Sperling
Tom Tweel
Donna Bowman
Garrett Sowell

Board Members Absent: Robby Cowan
Patty Brasfield

Present from Faith: Kim Jones
Court Satterfield

- I. Call to order- Michael called the meeting to order 6:01pm.
- II. Open Forum- No homeowners were in attendance.
- III. Approval of the Minutes from July 11, 2024 – Doug made a motion to approve the minutes, as written, and Edna seconded. Motion carried.
- IV. Reports
 - a. Financials- Court reviewed. No questions.
 - b. Management- no report
 - c. Grounds- Edna- no activity this month. Kim and Court met with Clay at Metro Turf to discuss the level of service. Clay is confident that he is performing according to the contract. His challenge is with homeowners not maintaining the common area that they received past BOD approval and planted on. Clay will start sending us progress reports after each trip.
 - d. Insurance- The insurance change on earthquake from a 10% to a 5% deductible brought the insurance premium to \$86,356. The

certificates are on the portal.

V. Unfinished Business

- a. Fence Project Update- Bldgs. 8 & 9 are in process.
- b. Sidewalk/Concrete Repairs- Estimate for concrete replacement (sidewalks, bb court, section outside party room door) from BHS to follow. Work to be done when the weather gets cooler and things slow down for BHS. (they can get more done in cooler weather)
- c. Board Member Replacement- Tom nominated Garrett Sowell and Doug seconded. All in favor. Garret will serve the remainder of Dot Meadows term ending in 2025
- d. Boulder Designs Entrance Sign- The BOD voted unanimously to proceed with the sign at a cost of \$3,000. The sign proposal will be sent to the city of Germantown for approval.

VI. New Business

- a. Austin working with Court internet boosting.
- b. Austin is seeing activity in the clubhouse on July 21st at 1am and recommends that we change the code to the doors.
- c. Austin is still looking for new couches for the clubhouse.
- d. Donna requested new patio furniture under veranda on the pool deck. The BOD authorized her to spend \$1K.
- e. Austin would like to add chaise lounge chairs to the budget for 2025.
- f. Donna asks that the debris be blown off the deck and drains regularly. Mgmt. will ask Clay with Metro Turf.

VII. Next Meeting Date- September 12, 2024

VIII. Adjournment- Doug made a motion to adjourn and Garrett seconded. Meeting adjourned at 6:54pm