

HOBBITS GLEN  
BOARD OF DIRECTORS MEETING MINUTES  
October 12, 2023

Board members present: Michael Walsh  
Doug Tabb  
Dot Meadows  
Patty Brasfield  
Tom Tweel  
Edna Sperling  
Jan Phillips

Board members absent: Donna Bowman  
Pat Roberts

- I. Call to order- The meeting was called to order by Michael Walsh at 6:07pm.
- II. Open Forum- no business
- I. Approval of the Minutes from September 14, 2023- A motion to approve the minutes, as written, was made by Doug and seconded by Edna. Motion carried.
- II. Reports
  - a. Financials- Reviewed. Kerry stated the operating and reserve accounts have been moved to Paragon Bank. Dot suggested the Cadence CD be moved to Paragon also. A motion was made by Jan, and seconded by Doug, to move both the Cadence and Iberia CD's to Paragon to earn 5.13% for 7 months. Motion carried.
  - b. Management- Management will present the 2024 Budget and Capital Plan at the November meeting. Fences and rotted wood replacement are the focus. Check the pool surface. Concrete/sidewalks. Management will get an Asphalt company to assess the streets and incorporate it in the capital plan.
  - c. Grounds-Edna provided an update. She continues to water the new sod and a day rate of tree trimming was completed. Pat thanked Edna for all she does on the property.
- III. Unfinished Business
  - a. Fence project update-The fence project starts on Crooked Creek in November. Pat, via email, asked about changing the fence design. The BOD discussed a new design would be costly, if changed, as many fences have already been

completed. Davey Stevens had suggested the gates would be more durable with metal frames. The Board agrees with the plan to use metal frames for a more sturdy gate frame on any future replacements.

- b. Amy Posey- patio project- check status of homeowner repairs and HOA repairs
  - c. Nancy Wells- condition of the siding price to replace with hardiboard-BOD decision. Edna stated Nancy has a contractor that will do the wall for her at her own expense. Nancy still will need approval even if she is paying for the wall.
  - d. Lock/key options and pricing clubhouse, pool, and tennis courts-pending. The BOD does not see this as necessary.
- IV. New Business- Jan believes there should be matching “Hobbits Glen Condominiums”. Signs at each entrance. Management will look into cost and design. The Board members will look between now and the next meeting and give some ideas. (Will need to get approval of DRC)
- VII. Next meeting date November 9, 2023
- VIII. Adjourned 6:53pm