

HOBBITS GLEN
BOARD OF DIRECTORS MEETING MINUTES
November 9, 2023

Board members present: Michael Walsh
Doug Tabb
Dot Meadows
Tom Tweel
Jan Phillips
Donna Bowman

Board members absent: Edna Sperling
Pat Roberts
Patty Brasfield

- I. Call to order- The meeting was called to order by Michael Walsh at 6:02pm.
- II. Open Forum- none
- I. Approval of the Minutes from October 12, 2023. Doug made a motion to approve the minutes, with change, and Tom seconded. Motion carried.
- II. Reports
- III. Financials- 2024 Budget- Kerry reviewed the proposed 2024 budget line by line. Tom made a motion to increase the HOA fee \$10/mo. and put directly in reserve account for future capital projects. Doug seconded and the motion carried. Doug made a motion to approve the budget and Donna seconded. Motion carried.
- IV. Management- Court reviewed the monthly financials and delinquents.
- V. Grounds- Edna and Kim met with Spence Ray and walked the back of the property where it meets the new subdivision. There will be a walking trail around the perimeter of the new subdivision. There will be no fence separating the 2 communities.
- VI. Unfinished Business
 - a. Fence project update- The project has begun, Crooked Creek is the first section addressed.
 - b. Amy Posey- job is scheduled for Monday, Nov. 13th.
 - c. Entrance Signs- Management presented a few pictures. \$10K will be put in the capital plan. Management will get more firm pricing.

- VII. New Business-
 - a. Clubhouse bath-install new bolt latches to women's stalls
 - b. Add termite contract to annual meeting agenda for discussion.
 - c. Get with Keith at Able Asphalt to assess the streets and devise a plan going forward.

- VII. Next meeting date- January 11, 2024

- VIII. Adjourned 7:13pm.