

HOBBITS GLEN
BOARD OF DIRECTORS MEETING
July 11, 2024
MINUTES

Board Members Present: Michael Walsh- President
Doug Tabb- Vice-President
Austin Cowan
Robby Cowan
Edna Sperling
Tom Tweel

Board Member Absent- Donna Bowman
Patty Brasfield

- I. Call to order- Michael called the meeting to order 6:01pm.
- II. Open Forum- No homeowners attended the meeting.
- III. Approval of the Minutes from June 13, 2024 – Doug made a motion to approve the minutes and Austin seconded. Motion carried.
- IV. Reports
 - a. Financials- Reviewed. No questions.
 - b. Management
 1. Earthquake insurance- Kim shared that the 10% per building deductible is no longer acceptable to FNMA/FMAC for buyers to get loans at the community. The BOD voted to change the deductible to 5% per building.
 2. CD options- The CD has been moved to Paragon. The BOD voted to on a 7-month CD earning 5.13%.
 3. Mgmt. has received a complaint of a homeowner harassing another homeowners' tenants. The BOD is very sympathetic to this situation but unfortunately, this has to be dealt with between the 2 owners.
 4. BOD discussion regarding landscape that has been added

by homeowners out in the common area and maintaining it. When the issue arises that the new buyers do not want to continue maintaining the area , the BOD will add to the maintenance contract or change the area back to grass.

- c. Grounds- Edna- the 2 dead trees were removed by Glasgow subdivision. There are complaints about the lawncare, missed mowed spots and the overall appearance of the grass and weeds. Kim will contact Clay at Metro Turf.

V. Unfinished Business

- a. Fence Project Update- Bldgs. 6 & 7 are complete. Bldgs. 8 & 9 are on schedule to start the 1st week in August.
- b. Sidewalk/Concrete Repairs- Precision Concrete Cutting work completed. Mgmt. to identify the remaining sidewalk replacements and get bid.

VI. New Business

- a. Board Member Replacement- Dorothy Meadows resigned from the BOD. The BOD will fill the vacancy and the office of Secretary at the August meeting.
- b. Boulder Designs Entrance Sign- Austin to send Kim the new design and she will get new pricing.
- c. Austin will work with Court internet boosting and new couches in the clubhouse.

VII. Next Meeting Date- August 8, 2024

VIII. Adjournment- Doug made a motion to adjourn and Austin seconded. Meeting adjourned at 6:57pm