

HOBBITS GLEN  
BOARD OF DIRECTORS MEETING  
June 13, 2024  
MINUTES

Board Members Present: Michael Walsh- President  
Doug Tabb- Vice-President  
Donna Bowman  
Patty Brasfield  
Austin Cowan  
Robby Cowan  
Edna Sperling  
Tom Tweel  
Dot Meadows

Board Member Absent-

- I. Call to order- Michael called the meeting to order 5:59pm.
- II. Open Forum- Michael Sowell-asked if he would get advance notice before his fence gets replaced? Court confirmed that yes, advance notice will be sent to residents.
- III. Approval of the Minutes from May 9, 2024 – Doug made a motion to approve the minutes and Edna seconded. Motion carried
- IV. Reports
  - a. Financials- Court reviewed. No questions
  - b. Management
    1. Corporate Transparency Act Form- Dot Meadows resigned from the BOD.
    2. CD Release Form-needed to access the CD information.
  - c. Grounds- Edna- Kim and Edna walked the property and identified the trees. There are 2 dead trees on the bank that is part of the Glasgow subdivision. Kim got pricing from Spruce Up and will with Glasgow to pay for removal.

- d. 1770 HG- Lynda Garrett- requesting fence work to be done differently. She requested the side flower bed be graded to keep dirt from washing up on her patio. BOD approved getting the dirt/mulch graded back in low area by transformer. Court to get pricing and get the work scheduled.

V. Unfinished Business

- a. Fence Project Update- Court reported that bldgs. 4 & 5 are complete. Bldgs. 6 & 7 starting next and will take a few weeks to complete.
- b. Sidewalk Repairs- Precision Concrete Cutting identified 107 trip hazards to grind at a cost of \$9,766.25. Tom made a motion to proceed with the bid and Doug seconded. Motion carried.
- c. Glasgow Conservation Easement agreement- discussion as to whether to proceed with this easement. The easement would no longer be a gentleman's agreement and the HOA would now be responsible for the land, including the trees, and erosion. BOD voted to postpone the decision until the subdivision is more complete.
- d. Clubhouse Camera Update- Austin reported that the clubhouse cameras are installed and will need a booster at a cost of approx. \$150. BOD voted to move forward with the purchase of the booster and also to install a television in the main room.

VI. New Business

- a. Boulder Designs Entrance Sign- The large rock sign price came in at \$3000. No decision was made.
- b. Austin will bring new couch suggestions to July meeting
- c. 1699 FE Sidewalks- will be included in concrete work
- d. 1695 HG Bldg. Repairs- requesting rotten wood and siding replacement in back patio. Court shared Steven's proposal of \$2300 to the BOD. Edna made a motion to get the work completed and Donna seconded. Motion carried. Homeowner had also requested replacement of a birdbath she claims was broken by a vendor a few years ago. The BOD declined this request.

VII. Next Meeting Date- July 11, 2024

VIII. Adjournment- 7:10pm