

HOBBITS GLEN
BOARD OF DIRECTORS MEETING MINUTES
March 14, 2024

Board members present: Michael Walsh
Doug Tabb
Donna Bowman
Edna Sperling
Pat Roberts
Tom Twill
Dot Meadows

Board members absent: Jan Phillips
Patti Brasfield

Present from Mgmt.: Court Satterfield

- I. Call to order- the meeting was called to order by Michael at 6:03 p.m.
- II. Open Forum: Bruce-Tom Pollard fell and broke his hip and had a hip replacement. He is recovering and doing well.
- III. Approval of the Minutes from February 8, 2024 – A motion to approve the Minutes was made by Doug and seconded by Edna. Correct title on minutes. Motion carried.
- IV. Reports
 - A. Financials- Court reviewed the February financial reports.
 - B. Management- no report
 - C. Grounds-
 - a. Edna asked what are they going to do with the stakes from the land survey. Kerry spoke with Spence Ray and will fill the board in. Tom brought up adverse position.
 - b. Bruce recommended getting into a conservation restriction with the neighboring property.
 - c. Mulch has started. Edna said one unit has put mulch up to her window sill on the front. Mgmt to send out a notice saying if you're taking care of your flower bed the mulch doesn't need to be above the foundation against the house. This can cause foundation leaks during heavy rains. The board doesn't want residents to expect repairs from the HOA if water gets in.
 - d. Edna: has received complaints about the sidewalks needing repaired.

Mike is walking the property and highlighting areas and will send to management

- e. Edna: Oil on the roads in certain spots from people parking
- f. Edna: pool lights aren't working outside the pool gate. Court will get them fixed.
- g. Donna: two lounge chairs need to be thrown away at pool. The wicker ones. This will be handled on dumpster day.
- h. Tree trimming- Edna will walk with Kim to identify if there is any tree trimming needed
- i. Edna: New resident wants sod put under trees in front of Wingedfoot
- j. Edna: ATT wire has been out here for 6 years located at on front of Wingedfoot in front of Edna's.

V. Unfinished Business

- a. Fence Project Update- Court reported Davy will begin Whitemarsh in late March. Update: it will be closer to April but can't commit to a date yet.
- b. Wifi in clubhouse- Court has met Xfinity over at the clubhouse 2 times for the installation and the cable still hasn't been run to the building. Xfinity is supposed to be burying the cable to the building in the next 10 days so wifi can be installed.
- c. 1699 FE concrete repair- Concrete price for both sidewalks is \$2,920(\$1460 each). Redeemers group appointment is scheduled for 4/16. They have a minimum of \$1500. Mike is going to identify bad areas and send Court areas that need work and Court will get with Joe Brannon.
- d. Annual Meeting- Annual meeting is scheduled for 4/1. Notices were mailed first week of March and uploaded to the portal calendar.
- e. Community Dumpster – Scheduled for 4/19. We can have it up to 2 weeks. Management will update the community regarding dates.

VI. New Business

- a) Get with Keith and see if it's time to fully redo the roads and get a price
- b) The patio tables need resealed.
- c) Mgmt will have the clubhouse cleaned and change the locks. A code lock will be placed on the front door.
- d) The board is going to further discuss security cameras for the clubhouse at next months meeting

VII. Next Meeting Date- May 9, 2024.

VII. Adjournment- Doug made a motion to adjourn at 7:09pm and Donna seconded.