

HOBBITS GLEN
BOARD OF DIRECTORS MEETING MINUTES
May 9, 2024

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

Board Member Absent- Dot Meadows

- I. Call to order- Michael called the meeting to order 6:03pm.
- II. Open Forum- Bruce requested a copy of the financial audit. Brian Brenner, CPA is currently working on this and will send when complete.
- III. Approval of the Minutes from April 11, 2024 – Doug made a motion to approve the minutes and Donna seconded. Motion carried.
- IV. Reports
 - a. Financials- Court reviewed.
 - b. Management-
 - i. Corporate Transparency Act form- still waiting on a few and will send to the State when all are received.
 - ii. HVAC estimate- BOD approved Richards and will be paid from the reserve acct. The remaining HVAC unit also needs to be replaced and the cost will be put in the 2025 budget.
 - c. Grounds- Edna – Sara purchased plants on side of bldg.. and Clay planted. Clay planted pampas grass by fence where the rose bush died. Kim and Edna will be walking and identifying tree trimming. Kim to notify Glasgow of the dead tree on the creek bank. Kim to ask Spence Ray about large grass area between Glasgow fence and creek and will also ask if they for sure be maintaining the grass on that side.

V. Unfinished Business

- a. Fence Project Update-Court- starting work on the two buildings on the south side of HG later this month. Davy and his crew will be working their way up HG the next couple months.
- b. Sidewalks- BOD approved to proceed with Precision to grind and then BHS.
- c. Clubhouse locks- the 3 locks are installed. One is needing adjustment. Mgmt. will change code monthly and post it on the portal.
- d. Clubhouse Camera Options- Austin presented a plan for Ring camera options: Cost is \$109.75 annually for service of having the cameras. Camera prices \$179.99 for 2 cameras. Robby asked if a Ring camera could be added to the door of the clubhouse.
- e. Conservation Restriction Easement-Tom stated that he and Bruce met with Dinkelspiel and walked the area. He is confident that he can prepare an agreement that would cover the concerns. Not talking about changing ownership lines. Talking about maintaining the area. Survey was done in 2012 per Mike. Cost for a new survey would be \$2500-3000. The BOD approved moving forward with engaging Dinkelspiel. Glasgow has had it surveyed. Donna asked how necessary is it to get this easement?

VI. New Business

- i. Speed limit signs- proposed lowering the speed limit to 10mph.
- ii. Edna proposed sign example for the north entrance.
- iii. Donna requested improvements to the basketball court. Add smaller/addl. Goal. Look at adding bushes or fence to keep balls from going into the creek.
Tom- the land behind his home is sinking BAD. Mike walked the area with Spence. Spence is aware of it.

VII. Next Meeting Date- June 13, 2024

VIII. Adjournment-7:15pm