

HOBBITS GLEN
BOARD OF DIRECTORS MEETING MINUTES
July 9, 2026

Board Members Present:

Mike Walsh
Garrett Sowell
Edna Sperling
Patty Brasfield
Alicia Miller
Catherine Watson
Austin Cowan
Dave Jones

Board Members Absent:

Robby Cowan

Present from Management:

Court Satterfield
Kim Jones

- I. Call to order – Mike called the meeting to order at 5:35pm.
- II. Open Forum- Nancy Wells
 - a. Requested and received Board approval for a 6'x6' pergola in her back patio
 - b. Requested the Board reconsider the paint colors for the building. The Board will not be changing colors. This was discussed and decided months ago. Court will notify Nancy.
- III. Approval of the Minutes from May 2026 – Dave made a motion to approve the minutes and Patty seconded the motion. Motion carried.
- IV. Reports
 - a. Financials- June 2026- Court reviewed the financials. The water bill was very high and Mgmt is in discussions with the city as to why.
 - b. Management-
 - i. 1699-1707 Fiddlers Elbow bldg scheduled for July/August.
 - ii. Patty- Is Hobbits Glen considered commercial for trash? Edna and Patti- found glass and sand after trash pick up.
 - c. Grounds- Edna- Still planning minimal tree work to allow for the increase in sanitation costs. Will make a plan once water bill issue is resolved. Kim- get Clay to clean up the area in front of Marsha Buster's and then maintain it.
- V. Unfinished Business-
 - a. Patty- concern that some visitors (possibly non-residents) of the clubhouse using the clubhouse and leaving chick fil-a bags. Mike is watching the Ring camera and sees 4-6 people using the billiard room.

- b. Austin- suggested the code be changed monthly especially during peak season. Code is being changed to 1747. Also suggested signage re: "Only owners....max # guests" Private property-no trespassing sign.

- VI. New Business- Catherine: suggests replacement of mailboxes. Mgmt. to get pricing for new mailboxes.
- VII. Adjournment- Dave made a motion to adjourn at 6:23pm, and Austin seconded the motion. Next meeting August 13, 2026.