

HOBBITS GLEN
BOARD OF DIRECTORS MEETING MINUTES
July 10, 2025

Board members present:

Michael Walsh
Doug Tabb
Edna Sperling
Austin Cowan
Robby Cowan
Dave Jones
Jan Phillips

Absent:

Patty Brasfield
Garrett Sowell

Present from FMRG:

Kim Jones

- I. Call to order – Michael called the meeting to order at 5:38pm.
- II. Open Forum- N/A
- III. Approval of the Minutes from June 12, 2025 – Doug made a motion to approve the minutes, as written, and Dave seconded the motion. Motion carried.
- IV. Reports
 - a. Financials- May 2025- reviewed by Kim.
 - b. Management-
 - i. Owner request- A homeowner is requesting the bathroom near the card room in clubhouse be updated. She suggests removing the toilet partitions and remodel with only one commode to accommodate people with mobility problems. The BOD discussed removing the bath partition and adding a grab bar to allow wheelchair access. The minimum door width for wheelchairs is 32 inches. Kim will also get pricing to update pool baths.
 - ii. Winged Foot building work- Rotten wood replacement and painting start date moved to September.
 - iii. Insurance renewed- Dave/Doug made a motion. All in favor. Three quotes were received with the lowest being \$96,488. The other 2 quotes were \$110K and up so they were not considered. Many carriers have pulled out of the habitation market altogether. This is a \$9,415.00 increase from last year's premium. We budgeted \$92,660 so this is \$3,828.00 over budget.

BOD voted to renew with Acuity with \$25K deductible and keep earthquake. Monthly payments will be \$9,569.50 July - April 2026

iv. Earthquake- Dave Jones elaborated

- 1- Find out how much the earthquake portion of the insurance is
- 2- Jan- important to see if lenders require earthquake
- 3- Do bylaws require earthquake insurance?

- c. Grounds-Edna- lost tree due to storm at 1720HG. Mike Walsh requests that the shrubs and bushes be cut back ASAP, especially on sidewalk. Including the crepe myrtles. Light still not fixed by Dave's and the one by the mailboxes

V. Unfinished Business-

- a. Split rail fence- Price \$1500-2K. Sections between the crepe myrtles. BOD voted No. Continue to look at options.

VI. New Business-

- a. David Hitzhusen memorial. BOD approved a bench. Kim, send out announcement to community.
- b. Austin- problem with non-residents on the property. Suggested lock or something on the pool gates. Kim will look into the system that Bavarian has on their pool gates. HG has 3 pool gates, 1 tennis court gate, 2 clubhouse doors.
- c. The tennis court is marked on apple maps as a public tennis court.
- d. Mike Walsh- was watching the city flushing fire hydrants. Find out if this should be getting done. Also, paint the hydrants.

VII. Adjournment- David/Austin made a motion to adjourn at 6:39pm and Mike seconded. Next meeting date, August 14, 2025