

HOBBITS GLEN
ANNUAL HOMEOWNER MEETING MINUTES
MARCH 3, 2025

- I. Call to Order- The meeting was called to order by President, Michael Walsh at 6:06pm
- II. Establish Quorum – BOD Secretary, Austin Cowan confirmed a quorum established with 52 homeowners present in person or by proxy.
- III. Approval of the Annual Meeting Minutes from April 1, 2024 – Doug Tabb made a motion to approve the Minutes, as written, and the motion was seconded by Cynthia Moore. Motion carried.
- IV. President’s Comments
 - a. Introduction of Germantown Fire Marshall, Clint Starnes-
 - a. Smoke alarms are only good for 10 yrs. Recommends Kidde brand. The battery is good for 10 years. GFD has a program and will come out and install 2 smoke alarms for you free of charge by calling 901-751-7600.
 - b. GFD will also install a device that will vibrate the bed for those who are hard of hearing. It is a Life tone hearing impaired smoke alarm. When the smoke alarm beeps it vibrates the bed.
 - c. Fire extinguishers- GFD recommends Kidde brand.
 - d. Dot Meadows asked about regulations for grills. The Fire Marshall says a grill must be used 10’ from the building. He stated that some communities have had to ban grills because of difficulty getting insurance for the community.
 - e. Mike Walsh asked what the main cause of fires in Gtown are. Various reasons- bathroom vent fans and some dryer vent fires.
 - f. Cynthia Moore shared a concern where she had a 4-yr old hot water tank inspected and was told that it was a fire hazard. New code requires a different size breaker and a disconnect. There were black marks on the plug and the cord. It is important that owners install these and other appliances

correctly and up to code to avoid fires.

g. Parking- GFD stated that the streets in Hobbits Glen are fire lanes. Signs required every 75'. Cynthia suggested we could get rid of some of the signs. The Fire Marshall stated that it is difficult to get a truck down the street when a car is parked outside the garage.

b. Introduction of Board Members -Michael introduced the Board members:

Doug Tabb, Vice President

Austin Cowan- Secretary/Treasurer

Patty Brasfield

Donna Bowman

Robby Cowan

David Jones

Garrett Sowell

Edna Sperling

c. Introduction of Management- Kerry Satterfield, Kim Jones & Court Satterfield.

V. Election of New Directors-

a. Donna Bowman will not be running for re-election. We are grateful for her service to the Community.

b. Nominees: Garrett Sowell, Jan Phillips, Pat Roberts, David Jones, and Allie Harrison are the candidates. There were no nominations from the floor.

c. Distribute Ballots

VI. Old Business-

a. Fence replacement project is completed.

VII. New Business

a. Financial report- Kim reviewed the Budget Comparative for January-December 2024, including a column that shows the homeowner how much of their monthly hoa fee pays for each line item. Kerry spoke about the importance of accumulating reserves for future projects. She distributed a Reserve exercise form showing that if they will increase their reserves amount by 10% each year, and not touching that reserve

money, they will have the money needed to do capital projects such as asphalt, roofs, etc. and not have to special assess.

VIII. Michael announced the new Board members: David Jones, Garrett Sowell, and Jan Phillips

IX. Open Forum-

- a. Cars drive too fast through the subdivision, and it was requested that new signs be installed. Management will notify the homeownership of the safety of not driving fast in the next newsletter.
- b. Cynthia Moore extended a thank you to Austin Cowan and others for spearheading the updating of the clubhouse living room with new furniture. Thanks was extended to Donna Bowman, Jan Phillips, and others for improvements to the card room. There are books available in this room for the homeowners to take and read. A community bulletin board was also added in the party room for homeowner communication.

X. Adjournment- Cynthia made a motion to adjourn and Bernie Hancock seconded the motion. The meeting adjourned at 7:15pm.