

HOBBITS GLEN
BOARD OF DIRECTORS MEETING MINUTES
January 9, 2025

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

Board Members Absent:

Present from Faith: Kim Jones

- I. Call to order- Michael called the meeting to order at 5:30pm.
- II. Open Forum-
- III. Approval of the Minutes from November 14, 2024- Edna made a motion to approve the minutes, as written, and Donna seconded the motion. Motion carried.
- IV. Reports
 - a. Financials- December 2024-Kim reviewed the December financials. The year ended \$17,583.20 over budget. This is due to the concrete work that was done and not budgeted for, and the overage spent on the fence project. Edna requested that more money be spent out of the 2025 budget for the building project. The BOD discussed possible ways to cut budget categories to accomplish this and will continue to work on it. Kim reported that the year end Reserve Account ended with \$52,002.90. Kim recommended that the Board allow the reserves to build up and not spend this money to have it for future

projects in lieu of special assessments. The HOA has 2 CD's totaling \$53,297.65

- b. Management- Kim noted that the interest earned in 2024 was \$5,453, \$4,613 higher than 2023. Bank fees for the year were \$135, \$454 lower than 2023.
- c. Grounds- Edna – The tree work is complete. Ask Clay for a price to remove twigs or get homeowners to volunteer

V. Unfinished Business

- a. Fence Project Update- 100 % Complete
- b. Signage- pending
- c. Clubhouse furniture- Austin is finalizing and the goal is to have the furniture by March. Still having internet issues. TV pending until internet is fixed
- d. Rotten wood replacement/Paint Project- project will start with the building on Fiddlers Elbow. Homes will be painted the same color with exception of 1742-1760 Crooked Creek building. Note: Roof age: garage roofs are 11-12 yrs. old, buildings are 8-9 yrs. old.

VI. New Business-

- a. Annual meeting Date
- b. Board vacancy- Tom Tweel has moved and resigned his position. Edna nominated Dave Jones to serve his remaining term, and Doug seconded the nomination. Motion carried.
- c. Clubhouse- renovations of the card room will start soon.
- d. Management to work on bidding out the termite contract

VII. Next Meeting Date- February 13, 2025

VIII. Adjournment- The meeting adjourned at 6:32pm