

HOBBITS GLEN
BOARD OF DIRECTORS MEETING MINUTES
September 11, 2025

Board Members Present:

Mike Walsh
Edna Sperling
Austin Cowan
David Jones
Garrett Sowell

Board Members Absent:

Doug Tab
Patty Brasfield
Jan Phillips
Robby Cowan

- I. Call to order – Mike called the meeting to order at 5:32pm.
- II. Open Forum-
- III. Approval of the Minutes from August 14, 2025 – David made a motion to approve the minutes, as written, and Edna seconded the motion. Motion carried
- IV. Reports
 - a. Financials- August 2025- Kim reviewed the financials and noted to the Board that the General Expenses category reflects a \$7,363.00 credit from Terminix. The actual expenses for the month were in line with the budget.
 - b. Management-
 - i. Winged Foot building work- The building work is complete. There was discussion about the gates that house the garbage cans. The new ones have a metal frame which is sturdier and easier to open and close. The Board discussed the pros and cons of the new gate style and will continue with the style on all buildings. Are townhouses the same price? The total cost per unit was \$5,901.93. Mgmt. will be working with the Board on the 2026 budget and Capital plan to determine a schedule for the remaining buildings. Preliminary discussion to do the 2 buildings on Fiddlers Elbow, (10 units-cost \$60K), in 2026.
 - c. Grounds-Edna and Clay walked property on August 29th. They identified 3-5 flower beds (1720HG, 1746 that previous owners created and maintained but they have now sold, and the new owners do not want to maintain them. Kim is getting pricing to add the maintenance of the flower beds to the contract. Metro Turf's contract is more generalized lawn care and does not maintain flower gardens. Edna stated that another option with these beds is going back to grass.

Kim is getting pricing to install sod in the area where the tree was removed at 1718 Hobbits Glen. Getting tree work estimated and scheduled this Fall.

d. Per David, streetlights are still out. Kim to work on a new contract at MLGW.

V. Unfinished Business-

- a. Controlled Access for Pool & Tennis Gates-no estimate yet. Add the clubhouse doors. Cards or fobs. Discussion to permanently lock some of the French doors.
- b. Fire Hydrants – will be painted after the city flushes them.
- c. Basketball court- discussion of cost to change to dog park, playground, sod the area. Too much cost, trouble, damage to the grass, etc.
- d. 2026 Budget- Kim to work on budget, capital plan, and building 3.9% INCREASE WILL BRING THE DUES TO \$400/MO.
- e. Get tv hung in clubhouse

VI. New Business-

VII. Adjournment- Austin made a motion to adjourn and Dave seconded the motion. The meeting adjourned at 6:32PM