

HOBBITS GLEN
BOARD OF DIRECTORS MEETING MINUTES
September 10, 2026

Board Members Present:

Mike Walsh
Edna Sperling
Patty Brasfield
Catherine Watson
Austin Cowan
Dave Jones

Board Members Absent:

Alicia Miller
Robby Cowan
Garrett Sowell

Present from Management:

Kim Jones

- I. Call to order- Mike called the meeting to order at 5:37pm.
- II. Open Forum- Nancy Wells, Gloria Carkeet, and Lorene Beaudry attended the meeting and provided a list of requests for the BOD to consider. Nancy Wells will get volunteers and report to the BOD at the October meeting.
- III. Approval of the Minutes from August 2026- Austin made a motion to approve the minutes and Dave seconded the motion. Motion carried.
- IV. Reports
 - a. Financials- August 2026- Kim reviewed the financials. Delinquent list was reviewed.
 - i. Executive Session: Melissa Judy of 1728 Hobbits Glen has passed away. The account has been sent to the Attorney for collections.
 - b. Management- Kim:
 - i. Building Project- 1691-1707HG building is in process.
 - ii. Underground leak- 1748 Hobbits Glen. Repairs are complete. Damage to patio is HOA responsibility per the BOD.
 - iii. Water faucets on back patio are homeowner responsibility per the BOD. Water faucets on the front of the condos are HOA responsibility.
 - iv. Dumpster scheduled for Oct. 16-23.
 - c. Grounds- Edna-Tree work scheduled in the Fall.

- V. Unfinished Business- Mailboxes- Mgmt. getting pricing to repair/replace. Also going to price out some covering options.
- VI. New Business-
 - a. Kim to contact MLGW about cable wire at Gloria's and extending across the drive.
 - b. Board determined that a homeowner can speak for 5 minutes during open forum.
- VII. Adjournment- Dave made a motion to adjourn at 6:51pm and Austin seconded the motion. Next meeting October 8, 2026.