

BOBBIN BROOK HOMEOWNERS ASSOCIATION  
BOARD MEETING  
Northeast Library, 5513 Thomasville Road  
Friday, July 12, 2019 1:30 pm

DRAFT

CALL TO ORDER

As President Jenna Lockwood resigned due to moving out of our community, a motion was made by Barbara Lauer, seconded by Wiley Horton, to appoint Lori Fahey as our President. This motion was unanimously approved. Lori then called the meeting to order at 1:37 pm.

ATTENDEES

BOARD MEMBERS

Christine Boulos  
Lori Fahey  
Wiley Horton  
Barbara Lauer

ASSOCIATION MANAGER

Danny Hayes

OWNERS

Li Chen

NEW BUSINESS

Approval of Minutes

Christine Boulos moved that the minutes of the April 12, 2019 meeting be approved, Wiley Horton seconded the motion and the minutes were unanimously approved.

Grounds

a. The landscape contract was discussed at length. We received bids from Mogul and Precision. Precision was \$50.00 less than Mogul. Danny will contact them to determine if they wish to lower their bid. It was moved by Wiley Horton and seconded by Christine Boulos that we secure additional bids. This was approved with Barbara Lauer abstaining.

b. Contracts to clean up the landscaping and trees at the entrances were discussed. Danny will contact the two companies who bid on this, Precision and Shamrock regarding their bids as there were too many variables.

c. Drainage issues were discussed at length. Currently the Association has \$3,000 remaining in our general maintenance budget. Owners have to assume responsibility on their property for drainage problems. A bid for the installation of concrete drainage culverts on Bellflower and specific areas of Bobbin Brook Circle were discussed. This is not an expense we can consider at this time.

It was agreed that the black plastic previously laid down would be removed due to requests from the owners adjacent to those areas. Various planting alternatives were discussed and it was agreed we would try that prior to considering the much greater expense of concrete culverts. Danny Hayes will contact Native Nurseries, Scenic Landscaping and Caseys Lawns and Landscaping for proposals on plantings.

d. Regarding a report from the Pond Committee, Lori Fahey spoke with Allie Orange who stated she is no longer in charge of that committee. She is still willing to serve on the committee but does not wish to be the chairperson. A report previously done is not currently available. Danny Hayes will attempt to secure a copy.

#### Board Member Recruitment

Several owners were contacted to serve on the board. To date, we do not have any owners who have agreed to do so. A flyer will be placed in each mailbox in an attempt to develop interest.

#### Annual Homeowners Meeting

It was agreed that the Northeast Library would be used for the annual meeting. The larger room is available on September 10 at 6 pm. (Note: it was later changed to September 11).

#### Kirby Management Group Contract

The renewal of this contract was discussed. A motion was made by Wiley Horton, seconded by Barbara Lauer, that we would renew the contract with an amendment that owners would receive a timely response (within 72 hours) to issues and that the remuneration to Kirby would increase by \$50.00 / month.

#### Pending Law Suit

The pending law suit by an owner regarding drainage was briefly discussed. There has not been any action since the last board meeting.

### REPORTS

#### Financial Report

The Board was provided with a Profit and Loss Budget Report for July 2018 thru June 2019 and with a projected Profit and Loss Budget for July 2019 thru June 2020. We ended this fiscal year with a balance of \$918.30.

#### Annual Budget

The Board was reminded we have to increase the allotments for insurance, landscaping, office expenses and tree removal.

### UNFINISHED BUSINESS

A letter or card of appreciation will be sent to Jenna Lockwood for her service to the Board.

### ADJOURNMENT

The meeting was adjourned at 3:10 pm.