

BOBBIN BROOK HOMEOWNERS ASSOCIATION
BOARD MEETING
Northeast Library, 5513 Thomasville Road
Friday, January 10, 2019 1:30 pm

draft 1/14/19

CALL TO ORDER

President Jenna Lockwood, called the meeting to order at 1:33 pm.

ATTENDEES

BOARD MEMBERS

Christine Boulos
Lori Fahey via phone
Wiley Horton
Barbara Lauer
Jenna Lockwood

ASSOCIATION MANAGER

Danny Hayes

NEW BUSINESS

Approval of Minutes

Wiley Horton moved that the minutes of the October 5, 2018 be approved, Christine Boulos seconded the motion and the minutes were unanimously approved.

REPORTS

a. Budget: Christine Boulos, Treasurer provided copies of the Association's Profit/Loss Budget Overview. This was discussed at length, reviewing the current status and projected costs/revenue. Excess funds will be moved into CDS following a motion by Wiley Horton and seconded by Barbara Lauer. The motion included approval for Christine Boulos and Danny Hayes to be the authorized signers to open CDS for the association. This motion also included Christine Boulos' being added to the account as an authorized signee.

b. Directory Revision: Lori Fahey secured an estimate from Gandy Printers for a revised owners directory. A draft copy was provided for board review. A motion was made by Christine Boulos, seconded by Wiley Horton, for Lori to proceed with Gandy Printers to have the directory printed for all owners. The cost shall not exceed \$350.

The concomitant information will be updated on the website by Jenna Lockwood.

c. Pond Committee: No members of the Pond Committee were present and no report was submitted.

UNFINISHED BUSINESS

a. Grounds: Much discussion followed regarding the fence at the pond. Danny Hayes distributed estimates to renovate, repair or replace the fence. Our insurance carrier recommended keeping the fence. The fence at the bridge was also discussed as some repairs need to be made to that one also. Wiley Horton motioned that \$4,400 be approved for renovations to both fences; Christine Boulos seconded this motion and it was unanimously approved.

It was recommended that the Pond Committee also include in their research and review the foliage at the pond fence, to clean up or replace it.

Landscape quotes for the entire Bobbin Brook area were distributed and discussed. Three companies submitted bids which were in various formats and difficult to compare. It was decided that Danny Hayes contact the companies and have them complete a standardized format so the Board would be better able to determine the best company providing the most comprehensive service. It was agreed that Danny and the board proceed with a decision once standardized quotes are received, with a cap of \$5,500 to be committed.

The drainage problems on Bellflower Court were discussed at length. A review by the engineering firm, Magnolia, was distributed and analyzed. On site review of this problem by several board members and our manager during heavy rains were discussed. Other drainage alternatives were also discussed. As there was no consensus on a specific approach it will continue to be researched by our manager and addressed at a subsequent meeting.

Other drainage related issues were discussed, particularly the viability of placing sod on the side where the Hobbs reside and planting jasmine in the current ditch with plastic cloth to make it aesthetically more appealing.

Other grounds issues involved the need for the board to notify the Covingtons to remove the railroad ties they have placed on their property and to the DeRosiers to remove the sandbags placed on their property.

ADJOURNMENT

The meeting was adjourned at 2:46 pm following a motion by Jenna Lockwood, seconded by Wiley Horton to which the board unanimously approved.