



BOBBIN BROOK HOMEOWNERS ASSOCIATION

BOARD MEETING
NOON
WEDNESDAY, 3 AUG 2022
NORTHEAST LIBRARY
5513 THOMASVILLE ROAD

Call to Order/ Board Members Introductions:

Lori Fahey, President
Christine Boulos, Treasurer
Steve Lewallen, Secretary
Brandi Van Leuven
Danny Hayes, Association Manager

Homeowners: None

Meeting was called to order and minutes from the June meeting were approved.

The board approved a modification to the June minutes to reflect that the April minutes were previously approved.

Business

Treasurer Report: *Christine Boulos, Treasurer*

- A motion was made by Christine Boulos (CB) to amend the current BBHOA fiscal year to Jan-Dec starting FY 2023 (Jan-Dec).
 - Lori Fahey (LF) seconded; motion passed.
- CB made a motion to amend previously approved Jul 2021 to Jun 2022 budget to cover BBHOA expenses from July 2021 to Dec 2022. LF seconded; motion passed.
- A motion was made by CB to approve FY2023 budget, Brandi Van Leuven (BVL) seconded; motion passed.

Architectural Committee

- Chair of the Committee: *Christine Boulos, Treasurer*
 - Steve Lewallen (SL) made a motion to approve George property fence request. BVL seconded. Board approved
 - SL made motion to approve Almaguer removal of front privacy fence. BVL seconded. Board approved.
- HOA Landscaping update:
- LF motioned to accept T2C bids for East entrance and island; BVL seconded.
 - 3 additional bids were solicited from local landscapers in addition to the Town 2 Country submission, but none were received. Town 2 Country submitted bid for



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East Entrance and East Island. Board discussed history of work and quality previously performed by T2C. CB mentioned that verbal quotes from other companies far exceeded existing T2C quote.

- Board also discussed improving West entrance beautification to match East entrance next FY.
- Board approved T2C quotes for East Entrance and East Island unanimously.
- SL presented brief on drainage, roads and easements. SL recommended putting together special committee to explore options that would best benefit homeowners in the future.
- LF made motion to put together special committee. BVL seconded. Board approved motion. SL will reach out to interested homeowners.

New Business

- No new business was discussed

Future BBHOA Meeting Dates

- ✓ October 4th (Annual Meeting)

Adjournment

- Meeting was adjourned at 1:13pm.