

Bobbin Brook Homeowners Association
Minutes of the Annual Meeting
February 9, 2014

The annual meeting of the Bobbin Brook Homeowners Association was held at the Forest Meadows Park conference room, and was called to order by Board of Directors Vice President Palmer Williams at 4:03pm. Treasurer Jim Eaton, and Board of Directors members Janet Ferris, Dan Thompson, and Dale Elrod were present, along with approximately thirty homeowners. Homeowners in attendance were asked to sign in.

Palmer Williams explained that he would chair the meeting in his capacity as Vice President of the Board of Directors, since efforts to recruit a new Board President following past-President Cricket Mannheimer's resignation have been unsuccessful. Palmer also explained that since the Bobbin Brook By-Laws require representation from 49 lots for a quorum, a quorum was not present (only 25 lots were represented). Due to the lack of a quorum, which has historically been the case at the annual meeting, no official business could be concluded.

Palmer introduced the current Board of Directors, and asked all attending homeowners to introduce themselves. Homeowners who signed in were:

Leslie (and Palmer) Williams
Bob and Ginny Lindquist
Jo Ostrov
John and Jenna Lockwood
Duane and Louise Putney
Kelly Johnson
Dale Lauer
Ann Wilson
Chris DeRosier
Cheryl and Bill Hunter
Richard Greenberg
Chip and Allie Orange
Marilyn Seay
Dan Thompson
Pat Dugan
Robie Drew
Ken Katsaris
Susan and Charlie Stratton
Skeets Lawson
Patrick Paddack
Lynn Dolson
Liz Shashaty

Janet Ferris
Jim Eaton
Dale Elrod

Following the introductions, Palmer officially presented the Meeting Notice and Agenda, noting that copies of both were available on a table in the back of the meeting room. Copies of the minutes of the March 4, 2012 Annual Meeting—the last one held—were also provided. There were no additions or corrections to those minutes, which were approved.

The next item on the agenda was the report from Treasurer Jim Eaton. Jim provided a written report, and copies were made available for everyone in attendance. The reports detail both the budgets for the July 2013-June 2014 fiscal year, and the actual expenditures from the July 2012-June 2013 fiscal year. In summary, the total expenditures for the 2012-2013 fiscal year were \$31,989.71, representing costs for insurance, landscape maintenance, postage, licenses and permits, repairs and maintenance, and utilities. The income for that year from homeowner dues was \$59,154.22. Budgeted amounts for the 2013-2014 fiscal year generally track the amounts expended in the previous year, with a slight increase. The total budget for this year therefore is \$34,062.00, with expected income from homeowner dues of \$60,576.00. Dues notices were sent prior to the Annual Meeting, and represented a 5% increase over the prior year's dues. Homeowner's dues must be paid by February 28, 2014.

Palmer explained that the 5% increase, which is permitted under the By-Laws, was sought to continue to save funds for the next road paving of the subdivision; all funds collected in excess of expenditures go into a money market account for roads. Palmer said that the last paving of Bobbin Brook's 4 miles of roads cost \$227,000.00, and that was an excellent price for the job, which was completed several years ago. It is anticipated that the next paving could be considerably more expensive, and will likely include rebuilding of the Bobbin Brook Way bridge. Initial estimates received by the Board to rebuild the bridge, which is still viable but aging, could be \$100,000, and that cost must be factored into the funds needed to properly maintain the roads. The money market account currently contains \$110,279.76, but the estimated balance left from the 2013-2014 dues (after expenditures) should be approximately \$49,000. Those two amounts would allow us to maintain almost \$200,000 for the road fund as of July 1, 2014.

There was considerable discussion about the bridge and its condition. It was explained that because the bridge is aging, it was necessary to repair its surface several times last year, due to the effects of heavy rains. Experts brought in to examine the bridge indicate that it is safe, but may continue to need frequent repairs until it is replaced. Depending upon environmental factors and the bridge's reaction to them, additional repairs are anticipated, especially if we experience heavy rains.

Some homeowners expressed concerns about the road edges, which appear to be eroding in places, and dips in the road surface. Palmer indicated that we will have someone check them, and possibly use limestone to shore up the edges.

Next on the agenda was the Vice President's Report. Palmer thanked both Kathy Bye and Cricket Mannheimer for their outstanding service to the BBHOA, and for the many hours of assistance they both continue to provide. Palmer also handed out copies of a summary of the Bobbin Brook restrictive covenants. A discussion ensued regarding the fact that Bobbin Brook is residential only; that no temporary structures can be used as residences; that junk cannot remain in yards under the "no noxious or offensive" conditions provision; and that no signs (like political signs) are permitted. A more lengthy discussion continued on the interest of some homeowners in having chickens on their property. The BB covenants do specifically prohibit "poultry," so interested homeowners would have to propose an amendment that would be voted on and accepted by at least 62 homeowners. Since the City (or County) just enacted a chicken ordinance, it was suggested that those interested look at what has been enacted, and proceed with an amendment to the covenants. Most specifically, homeowners were in agreement that no roosters would be allowed.

The next report was from Director Dan Thompson, who chairs the Architectural Control Committee. Dan reminded those present that any additions or improvements must be submitted to Architectural Control, and must be within the established setbacks. All proposed fencing must also be submitted. Regarding fences, it was noted that some chain link fences have been approved, but that they must be green or black, be restricted to property lines along the side or back, and not proceed across the front of the property. For the front of the property, wood or iron have been approved. Dan indicated that most improvements and fences have been approved by the Committee, but submission is still required. For failure to submit plans, and for other violations of restrictive covenants, a letter will be sent to the homeowner; if the issue is not rectified, the Board of Directors will consider the need for legal action. Palmer asked, however, that neighbors attempt to calmly and courteously discuss the problem with the offending homeowner, since frequent resort to legal action is not fiscally or otherwise appropriate. A homeowner also suggested that a copy of the restrictive covenants be sent to new BB residents to ensure that they fully understand these responsibilities.

The next agenda item was the Election of Directors. However, Palmer noted that due to the lack of a quorum, we could not formally elect the Board of Directors. Directors currently serving would continue to serve. Palmer stated that the solution to this long-standing issue of a quorum would be to amend the BB By-laws to allow the use of proxies sent with the dues notices, and said he would look into the matter.

Under the final agenda categories of new and old business, discussions were had on the following:

- **Speeding on roadways:** Although a concern, past conversations with traffic experts have indicated that there is little that can be done, short of speed bumps or other extensive road re-routing. Homeowners recalled that speed bumps were installed and then quickly removed years ago, due to residents' displeasure with them. The BB speed limit is 25 mph, and the new signs are still present. Residents were asked to be more conscious of those limits. One issue that may be pursued is the installation of reflectors in the middle of the roadway, to at least keep cars contained on the proper side and to ameliorate speeding down the middle of the road by BB East. Bill Hunter will check into that possibility.
- **Street Lights:** Kelly Johnson raised the issue of streetlights. Although the matter was addressed several years ago by a committee, streetlights were abandoned due to road repaving and the possibility of a special assessment for that. Several homeowners raised safety as an issue in support of installing lights; the lack of streetlights can be dangerous for people walking at night, and fire, police, and ambulances have reported difficulty responding to BB emergencies when it's dark and house numbers are not visible. Palmer pointed out that if we installed streetlights, we would have to properly maintain them. Due to obvious interest in the issue, Kelly volunteered to chair a committee to investigate options and report back; Allie Orange also agreed to serve, and Kelly asked that all interested contact her.
- **East Entrance:** There was some discussion about whether the size of the island near Jim Eaton's house should be reduced, and whether trees near the island should be trimmed to increase visibility. During the next tree trimming by BB, the tree issue will be assessed, but there was no consensus regarding the island.
- **Tree Trimming Over/Road:** Branches overhanging the roadway, and branches extending from homeowners' properties, have been addressed by the Board in the past. Miller Tree Service has provided very reasonably-priced services to trim overhanging branches, but new ones grow every year. Branches will continue to be trimmed in a conservative manner, but homeowners are encouraged to take care of trees and plants that infringe on road spaces or reduce visibility.
- **Illegal Parking in BB for Maclay Gardens:** There was a brief discussion about the fact that nonresidents are parking along BB East to walk into the pedestrian entrance for Maclay Gardens. Although "no parking" signs can be considered, affected residents were encouraged to provide more information about the problem and the possible acceptable solutions.

- **BB Party:** Liz Shashaty said she would be willing to host a BB party if the Board would approve a small expenditure to assist with cost (which was approved).
- **BB Directory:** There was a brief discussion about whether a BB Directory was still maintained. Kathy Bye had produced the last one, but no one knew if it was still available. It was noted that some homeowners were on the internet site “iNeighbors” for Bobbin Brook, and encouraged others to participate; apparently, one feature of the site is the opportunity to produce a directory. Chip and Allie Orange are familiar with iNeighbors, and can assist residents wanting to join.

There were no other matters presented for discussion. President Palmer Williams adjourned the meeting at 6:30 p.m.

Respectfully submitted,

Janet Ferris, Director