

BOBBIN BROOK HOMEOWNERS ASSOCIATION
ANNUAL MEETING

Conducted via Zoom
Conference Call

draft 10/21/20

October 7, 2020

CALL TO ORDER

The meeting was called to order by President, Lori Fahey, at 6:03 pm. A quorum (29 lots) was not met.

INTRODUCTION OF BOARD AND OWNERS IN ATTENDANCE (via virtual call)

Board Members

Christine Boulos; Lori Fahey; Wiley Horton; Barbara Lauer; Leslie Smernoff

Association Manager

Danny Hayes

Owners

Rick and Nancy McClure

Pat and Margaret Neal

Allie and Chip Orange

Michael Smernoff

Brandi VanLeuven

Bill and Amy Weil

Palmer Williams

Others

Lance Langston (representing Vivien Szu-Tu)

APPROVAL OF PREVIOUS MINUTES.

There were no corrections to the minutes submitted. A motion was made by Palmer Williams, seconded by _____ The minutes were unanimously approved.

BUDGET REVIEW 20/21

A copy of the budget was provided. Christine Boulos and Danny Hayes responded to several questions. It was explained that the Repairs and Maintenance Section was increased for an anticipated increase in lawn maintenance and utilities.

Christine noted that we have \$30,000 for our reserve. Palmer Williams asked about funds for repaving when the time comes to require this. Christine stated that we do not anticipate the need to repave for 4-7 years and that we are on target for the \$400,000 in reserves required.

PROJECT UPDATES AND PROGRESS/COMPLETION

a. Pond Cleaning

Leslie provided an update to the Board. She reiterated that to keep the pond clear we must continue the treatments and find a way to infuse oxygen into the system. Leslie informed the members that a rock bed was laid

to assist to control the run off and pine straw laid to enhance the area.

b. Repair and Maintenance of the General Area

Ditches were cleaned out between 4027 and 3693 Bobbin Brook Circle and between 3693 and 3705 Bobbin Brook Circle.

Rock beds on Bellflower Court were extended to Bobbin Brook Circle.

As previously reported three benches were placed at various spots on Bobbin Brook Circle as resting and visiting spots. Leslie and Michael Smernoff were responsible for the acquisition and placement of the benches, including an anchoring system for security.

Additional projects that were completed to improve our community include repairing damaged brick, enhancing the entrance and island landscaping, removing debris, and placing reflectors on the hydrants.

New resident, Sandy O'Steen, expressed appreciation for the work of the Board. She stated that she is impressed with the upkeep of individual properties by our owners.

NEW BUSINESS

a. Erosion

The Oranges stated that on the southside of their property there is some erosion occurring which seems to be undercutting the roadway, depositing mud and debris on their driveway. They asked that the Board consider having rocks placed in the nearby ditch.

b. Law Suit

Palmer Williams and Sandy O'Steen asked for a status report on the Bean lawsuit against the Association. Wiley Horton gave a brief summary. Wiley noted that the information on the suit is public record for anyone wishing to review it.

c. Bags of Concrete at the Bean Property

Susan Stratton asked about the bags. Danny explained it is a violation and a letter to that effect has been sent to Vivian Szu-Tu. As of this date Danny has not heard back from her. It is noted that Mr. Bean just passed away.

d. Pond Status

As noted above, to keep the pond clean we need to continue the chemical treatments and we need to infuse oxygen into the pond. The most effective way to do so is a fountain. Leslie informed the attendees that to have the electrical line installed and the fountain would be approximately \$8,500. She stated the cost per month to operate the fountain would be approximately \$100. Christine asked about the fountain turning off automatically if the water level is too low. Leslie confirmed it does have an automatic shut off capability. Several owners expressed strong support for the fountain and continued maintenance of the pond.

FUTURE MEETINGS

Lori noted that future Board meetings will be held the first Wednesday of every other month at noon at The Northeast Library and the annual meeting will be next October.

ADJOURNMENT

Lori adjourned the meeting at 6:51 pm.

