

BOBBIN BROOK ANNUAL HOMEOWNERS MEETING
OCTOBER 8, 2024
6PM GENTIAN COURT

CALL TO ORDER

The meeting was called to order at 6:13 pm

INTRODUCE CURRENT AND PROPOSED NEW BOARD MEMBERS / ELECTION

As current President, Steve Lewallen, had to step down from the Board, current Vice President, Christine Boulos (CB) , presented current board members and introduced proposed new board members. Brandi Van Leuven (BL) motioned to accept the Board as presented and Larry Momyer (LM) seconded. The motion passed and the 2024/2025 Board is as follows:

Christine Boulos, President
Larry Momyer, Vice President
Greg Madden, Treasurer (absent)
Cindy Avant, Secretary
Brandi Van Leuven
Nick George
Lori Burleson (absent) ~~will lead the Social Committee to plan more neighborhood events~~
Danny Hayes, Association Manager

MINUTES

BL motioned to approve the August 21, 2024 board meeting minutes and LM seconded.

REPORTS

Copies of financial reports as of September 30, 2024 and 2024/2025 budget overview were passed out to attendees and reviewed by CB. Danny Hayes (DH) reported that all but 10 owners have paid annual dues, which can be paid on our website, www.bobbinbrook.com.

OLD BUSINESS

1. Grounds

- a) Lights at West Entrance aren't working. Nick George is working to get this resolved.
- b) Homeowners were encouraged to have dead trees removed.
- c) A tree trimming company will be trimming low hanging trees and vines over the roads this Saturday, October 12th. DH will email owners regarding the trimming.

2. Drainage

- a) The gabion baskets, used as retaining walls for erosion control under the bridge on Bobbin Brook Way West, need to be repaired or replaced. CB presented three quotes from vendors for this work: CSC, Common Ground Earthworks and Town 2 Country Landscaping. A question was raised regarding the experience of the three vendors with gabion retaining walls. CB will confirm.

NEW BUSINESS

1. Cricket Mannheimer requested that missing copper caps on the BBW West bridge be replaced.
2. George Avant raised a safety concern about shrubs that have grown into the roadway leaving no room for pedestrians and limiting the visibility of drivers. CB confirmed this will be included in the trimming on Saturday and in the email notification from DH.
3. BB Pond fountain needs maintenance.
4. DH noted that Blueprint is proposing a sidewalk along Maclay Road from Bobbin Brook East to Maclay Blvd. <https://blueprintia.org/projects/market-district-placemaking/>
5. Charlie Stratton said the City is putting in a sewer main on the north side of Maclay Road and brought up the possibility of BB homeowners connecting to it. Discussion was tabled until further information is received.
6. Lindsey Woodburn asked about the possibility of having a small alligator removed that has been spotted by several neighbors around the BB Pond. It is likely too small to have removed.
7. DH will email owners regarding Waste Pro's new procedures for residential bulk and yard waste pick up.

ATTENDING HOMEOWNER INTRODUCTIONS.

Christine Boulos

Judy and Larry Momyer

Cindy and George Avant

Brandi Van Leuven

Nick George

Katie and Scott Kriebel

Francisca and Michael De Zwaan

Lindsey and Jeff Woodburn

Nancy and Rick McClure

Janice Duke

Lori Fahey

Chase Dixon

Cricket and Doug Mannheimer

Charlie and Susan Stratton

ADJOURNMENT

Meeting was adjourned at 7:14pm.

Tentative BBHOA Meetings 2024/2025 at the Northeast Library Conference Room at noon:

✓ November 6th

✓ February 5th

✓ May 7th

✓ August 7th

✓ October 7th - Annual Meeting – Location TBD