

**BOBBIN BROOK HOMEOWNERS ASSOCIATION
BOARD MEETING
FEBRUARY 19, 2025
12:00 PM NORTHEAST LIBRARY**

CALL TO ORDER

BOARD MEMBERS IN ATTENDANCE

Christine Boulos, President
Larry Momyer, Vice President
Greg Madden, Treasurer (absent)
Cindy Avant, Secretary
Brandi Van Leuven
Lori Burleson
Danny Hayes, Association Manager

BOARD MEMBERS NOT PRESENT

Nick George

HOMEOWNERS IN ATTENDANCE

Scott Kriebel

MINUTES

Minutes of the November 8th Board meeting were not available.

FINANCIAL REPORT

Danny reviewed Balance Sheet as of February 17, 2025. Three CDs (Peoples) roll over May 2025 and two (Truist) rollover July 2025.

COMMITTEE UPDATES

Architectural Committee. Reviewed email from Homeowner Barbara Lauer sent February 18th regarding tree removal by several owners occurring on Bobbin Brook Circle (West) in addition to a road being cut between 3824 and 3836 BB Circle. Danny will respond. Currently, tree removal is not controlled by the HOA. Greg recommended getting a legal opinion to clarify language in our Covenants as to what role, if any, the HOA has regarding tree removal and other landscaping projects. Christine noted that a 50-foot buffer must be left behind the houses on Bobbin Brook Circle that (generally) abut Woodbrook and Bobbin Mill. Danny will contact the owners of 3824 Bobbin Brook Circle to make sure they are aware of the required buffer.

BUSINESS

1. Grounds

Reviewed revised estimate, dated Feb 7, 2025, from Town 2 Country Landscaping to add and improve lighting at West and East entrances. Board approved. \$4,407.41.

2. Drainage

- a. The gabion baskets under the bridge on Bobbin Brook Way West were replaced along with the caps on the posts. The bridge railings need to be sanded and painted.

- b. The Bobbin Brook pond fountain appears to be clogging. Danny will ask the pond company to clear it.

3. Other

Homeowner Scott Kriebel passed out a schematic of The Market District Project Action Plan developed by Blueprint Intergovernmental Agency. Part of the plan includes adding an 8-foot-wide multiuse path along the South side of Maclay Road from Bobbin Brook East to Maclay Blvd.

ADJOURNMENT

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

✓ April 9th

✓ June 4th

✓ August 6th

✓ October 8th - Annual Meeting – Location TBD

ADDITIONAL

Feb 21, 2025. Christine emailed the Board three landscaping quotes from Town 2 Country. The Board approved the following:

- \$1,754 for spring clean up and pine straw of both entrances
- \$2,185 for spring cleaning and pine straw of all the islands and lake area
- \$550 to fix the brick on the island