

**BOBBIN BROOK HOMEOWNERS ASSOCIATION
BOARD MEETING
MAY 6, 2026
12:00 PM NORTHEAST LIBRARY**

BOARD MEMBERS IN ATTENDANCE

Christine Boulos, President
Larry Momyer, Vice President
Cindy Avant, Secretary
Brandi Van Leuven
Danny Hayes, Association Manager

BOARD MEMBERS NOT PRESENT

Greg Madden, Laurie Hartsfield and Nick George

HOMEOWNER(S) IN ATTENDANCE

Barbara Lauer

CALL TO ORDER

12:03 p.m.

MINUTES

Christine motioned to accept minutes and Larry seconded. Motion approved.

FINANCIAL REPORTS

Reviewed Balance Sheet as of May 6, 2026; P&L Budget vs Actual July 1, 2025 – June 30, 2026; and the Draft Budget for July 1, 2026 – June 30, 2027. Discussed whether to increase dues. Christine motioned to maintain as is and Larry seconded. Motion passed. Larry motioned to approve Draft Budget as presented allowing for any changes or recommendations from Treasurer. Christine seconded. Motion approved.

CLUB/COMMITTEE REPORTS

Nothing to report.

CONTINUING BUSINESS

1) Grounds

a) Lighting at Entrance

Christine is working with the City to adjust position of existing streetlight to better light the East entrance. Also looking at possibly installing lights up in a tree to make the entrance more visible at night.

b) Replace Asphalt Curbing

Reviewed proposal from Apache Asphalt to replace asphalt curbing on BB Circle near Gentian Ct. Christine motioned to approve. Larry seconded. Motion approved.

c) Tree Removal

Barbara Lauer again expressed concern about homeowners removing trees on their property. Christine and Danny reiterated that per the Bobbin Brook Covenants, the Board does not have authority to control tree removal. They reviewed again the steps required to amend the Covenants.

NEW BUSINESS

Barbara Lauer brought up concern about how to handle fallen trees that may be blocking road. Discussed contacting the homeowner first if possible. Also contact Danny. Further discussed possibly having Mike Wood with Lumberjacks come out periodically to check trees next to, or overhanging, the road to be proactive in alerting homeowners about removing unhealthy trees.

DIRECTORY UPDATE

Larry updated the Directory in 2025. It should be updated again in January 2027. Danny updates the website as new homeowners move into the neighborhood.

ANNUAL HOMEOWNERS MEETING

October date is to be determined but will be held at 943 Gentian Ct. Christine will be stepping down from the Board as of this meeting.

ADJOURNMENT

Meeting adjourned at 12:53p.m.