

Bobbin Brook Homeowner Association Annual Meeting

Conducted at Gentian Court

Draft 10/22/2021

October 5, 2021

CALL TO ORDER

The meeting was called to order by President Lori Fahey at 6:15 pm

BOARD/OWNERS IN ATTENDANCE

Board Members: Lori Fahey; Christine Boulos; Brandi Van Leuven

Association Manager: Danny Hayes

Homeowners: Cindy and George Avant, Robbie Drew, Anne Wagner, Patrick Paddack, Barbara Lauer, Janice Duke, Larry Momyer, Susan Stratton, Amy and Bill Weil, Steve and Wendy Lewallen, Richard Greenberg

BUDGET

Christine Boulos reported that this year the budget will be used primarily for landscaping and the usual items. We are ahead of the proforma. Danny reminded us that the proforma and other information regarding our budget can be found on the BBHOA website. Currently there is \$393,000 in our account. We are doing well with collecting dues and there are just a few delinquent.

YEAR END IMPROVEMENTS

The lake is getting healthier. The Ostrovs donated wood duck nesting box and a floating turtle log. Pascual Hernandez, owner of Town & Country Landscaping, is doing the pine straw, trimming, etc. for the neighborhood common areas. We have contracted with a new lawn company.

REPAIR AND MAINTENANCE OF THE GENERAL AREA

Lori reported to call Waste Pro with debris removal questions. Danny reminded everyone that they only accept 4x4 piles and you have to place the piles on your property. Lori said reflectors have been added to hydrants. The west entrance of Bobbin Brook is better than the east entrance currently. Christine explained that in the spring, we will look into relandscaping entrances. The broken bricks around the islands have been repaired.

NEW BUSINESS

Christine Boulos met with MetroNet about coming to our neighborhood. They want \$65,000 to come here which is too much. If we can get Bobbin Trace and Bobbin Mill on board, we might

be able to get MetroNet to come. Lori mentioned that there are a few extra directories left for new neighbors and updates only will be printed in January 2022. Lori asked people to consider joining the board and announced that Cindy Avant will be joining. Danny can add you to the BBHOA website (bobbinbrook.com). Barbara Lauer asked about estate sales. It was explained that they are allowed and are different from garage sales which are not allowed. Barbara asked about rumble strips due to people driving too fast. It has been addressed in the past and rumble strips have been turned down in the past. Another homeowner asked about lighting. Lori explained that due to the expense of lighting, it is either lighting in 10 years or new roads in 10 years. The budget doesn't allow for both. Lori brought up golf carts that have been in our neighborhood recently and reminded everyone that the driving age for those is 14. A homeowner asked about fencing. Danny asked them to submit an ACC request.

FUTURE BBHOA MEETING DATES

December 7th, February 1st, April 12th, June 7th, August 2nd, October 4th (Annual Meeting)

ADJOURNMENT

Meeting was adjourned at 7:08 pm