

Bobbin Brook Homeowners' Association
August 6, 2017 Meeting

I. Call to Order

President Palmer Williams called the meeting to order at 3:05. Palmer announced that we have 24 lot owners present and 6 proxies totaling 30, which constitutes a quorum (29 required).

II. Introductions (Directors and Officers) and Lot owners

Officers present: Palmer Williams, Dale Elrod, Dan Thomson, Jim Eaton, Janet Ferris.
Homeowners attending the meeting introduced themselves.

III. Reports

(a) President – Palmer Williams. Palmer announced that BBHOA has contracted with a management company, the Kirby Management Group. Palmer introduced Danny Hayes, who has been handling BB. Danny introduced himself, and stated that he manages 19 associations. Danny described the benefits of an a homeowners association having professional management, and stressed that he will stay on top of issues on behalf of Bobbin Brook. Palmer thanked Vivian Bean for her work in investigating private management companies and in preparing a report on that.

(b) Treasurer – Jim Eaton. Jim pointed out that our liability policy is right at \$5,000 per year. The Association has had to take on more responsibility over time as the neighborhood gets older, and there are more concerns that must be addressed. Jim explained why we need to budget \$15,000 for repairs and maintenance even though the actual expense was only \$100 in the last year, which is largely based on past years and not really being able to anticipate problems that may be expensive. Another reason to budget in advance: Dues can only go up 5% per year and the covenants require a 2/3 vote for a special assessment. Jim explained the increase in accounting fees: all of Bobbin Brook's accounting, billing and record-keeping had been done by accountants who shared office space with Jim Eaton, but now most of it will be handled by Kirby Management. Dale Elrod explained the 10-year pro forma in connection with the treasurer's report.

(c) VP & Chair of Architectural Control Committee – Dan Thompson – Three approvals since the last meeting.

IV. New Business – Election of Directors

Prior to the Annual Meeting, the Board appointed a nominating committee to recommend a slate of new Directors, since four of the five current Directors will be leaving the Board.

The Nominating Committee recommended, and the Board nominated, Christine Boulos, Wiley Horton, Barbara Lauer, Jenna Lockwood, Dan Thompson.

Palmer Williams called for nominees from the floor three times. Under the bylaws if there are no nominations from the floor the nominees of the Board automatically become the new directors. There being no nominations from the floor, the new directors are Christine Boulos, Wiley Horton, Barbara Lauer, Jenna Lockwood, and Dan Thompson. Palmer congratulated the newly elected board members.

Other new business – Chip Orange pointed out that if we need to make a change in drainage we need to coordinate with county environmental. He stated that we need to be careful not to redirect water onto the roadways, and expressed concern about berms and other blockages in the ditches. Mr. Bean added that the roadways were not meant for drainage. Residents offered differing opinions about whether the developer intended to employ the roadways for drainage. Mr. Lawson pointed out that the original plan calls for drainage on the roadways.

Resident Cheryl Hunter asked if the pond was polluted. Jim Eaton said that he believes the pond is polluted with nutrient runoff from property.

Allie Orange moved that the new board look into the issues with the pond. The Motion was seconded. Motion carried.

Sylvia Alderman pointed out that water quality standards do not apply inside a treatment system – she pointed that out to ease fears that we might be in violation of water standards

Barbara Lauer asked about dealing with speeding in the neighborhood. Palmer advised that the Board had considered traffic calming devices but rejected the idea due to numerous considerations.

Chip Orange moved that the new board investigate a website that can communicate better with owners. Motion seconded. Motion carried.

Dan Thompson requested that the new board have an organizational meeting right after the HOA meeting.

Palmer explained the power of the board to spend money and borrow money. Jim Eaton added that we need to keep enough money in reserve to repave the roads every 12 years.

Bill Hunter asked the residents to thank Palmer Williams for his service. A rousing round of applause followed.

V. Unfinished Business

No unfinished business

VI. Adjournment

Motion to adjourn. Seconded. Meeting adjourned at 4:27 p.m.