

Hot Springs Village Townhouse Association
Working Session of the Board of Directors
January 2, 2018

The Board of Directors Working Session was called to order by President Richard Smith. The Pledge of Allegiance was recited. The Opening Prayer was led by Julianne Henderson. Board members present were: Richard Smith, O. J. Miles, Sandy Smith, Charles Derryberry, Jean Woodworth, and Joan Smith. There were five audience members in attendance.

Joan Smith presented the minutes for the November 28 Working Session and December 8 Voting Meeting to be approved at the January 12 Voting meeting.

Sandy Smith reported that all is going well with the different accounts; all is fine and acceptable. CSM notified the Association that they are terminating the contract with HSVTHA as of April 1, 2018.

Since Roger Harper retired as of January 1, 2018, Richard Smith commented on the progress of various projects in the courts. All the cluster mailbox pads are poured in Desoto Courts. However, the actual cluster boxes have not been ordered yet. The THA is waiting until the Postal Service provides the master locks. The Postal Service did not report an estimated time of receiving the locks. The exposed pipes on a trail in Lanza Courts still have not been covered. Mr. Harper had turned it over to H&S Maintenance Service. The Board will follow up on the status of the project. Tree trimming is an ongoing project in the courts. During the winter months when the foliage is off the trees, the crews will trim trees that are hanging over or touching townhouses in the courts. Trimming is also done per individual requests as applicable. The Board will follow up on the question of a drainage issue in Coronado Courts.

Bob Cunningham, POA Board Liaison, was not able to attend the meeting.

Gary Smith, chairman of the SC&C, presented two applications for court representatives which will be approved at the voting meeting of January 12, 2018: Everett C. Brown, II and Lindy Watts, both of Madrid Courts. Also relayed - there are a couple of infractions pending; a couple still needing to be taken care of; leaves and tree trimming problems. These have been addressed. Now there has to be follow-up to make sure all is getting done.

Dennis King, chairman of the Finance Committee, said they had a brief meeting after the last Board meeting and have scheduled a meeting on Tuesday, January 16, 2018.

There were no reports from the Architectural Review Committee (ARC) nor the Nominating and Election Committee (N&EC).

Regarding the Ad Hoc Elections Committee, Gary Smith complimented Melissa Speers, administrative assistant, for taking the initiative and contacting a number of owners with past due balances. Melissa has collected on many accounts. Along with Melissa's efforts, collection letters being sent and liens being filed, the courts have more money available.

Due to the termination of the CSM contract, the Board and the THA attorney are working with a new firm in Little Rock to develop a contract and complete a smooth transition to the new company.

Purchasing a new server for computers and lease of a new copier for the THA office were discussed. The copier has been leased since the current copier started to give indications that it might not last any longer. The same situation is occurring with the administrative assistants' computers.

Another purchase being considered is a warming oven for the THA Community Center. Board members pointed out that not having one has decreased the number of possible reservations for the center. The advantage of renting out the center is to pay for the upkeep – electrical, water, etc.

A suggestion was made by Richard Smith that an ad hoc committee should be established for by-laws changes.

An audience member asked questions about sprinkler maintenance. The Board will investigate various cost effective options. Another member asked if the the lawn maintenance companies' contracts were one year or three years long. They run for three years, the same period as the current budget.

The agenda was set for the Voting Meeting on January 12, 2018 at 9:30 am here in the THA Community Center.

Sandy Smith made a motion to adjourn the meeting at 10:15 am and Joan Smith seconded it. Approved unanimously.