

Hot Springs Village Townhouse Association
Voting Meeting of the Board of Directors
December 14, 2018

The Board of Directors voting meeting was called to order by President Richard Smith at 9:30 am. The Pledge of Allegiance was recited. Charles Derryberry led the opening prayer. Board members present were: Richard Smith, Doug Butler, Larry Patrick, Jean Woodworth, Julianne Henderson, Joan Smith, Charles Derryberry, and O. J. Miles. Sandy Smith had submitted a proxy. There were 12 audience members in attendance.

Doug Butler said this is his last meeting as a director on the board. However, he reported he is staying involved by volunteering for a position on the Architectural Review Committee (ARC). Board members thanked Doug for his service on the Board.

Joan Smith made a motion to approve the minutes from the October 30 Working Session and November 9 Voting Meeting. Charles Derryberry seconded it and it passed with no dissenting votes.

Dick Smith reported he would forego the treasurer's report because Sandy Smith was not able to attend.

Progress Report – Mr. Smith added that the POA found the ditches in Coronado & Segovia and dug them out. See the attached Progress Report for further information.

Bob Cunningham, POA liaison to the THA Board, shared that regarding the recent vote, the membership has spoken. Things will go on as is for the next seven years. He asked that all owners consider applying for the POA Board of Directors. There are 3 positions available. A POA Recruiting Committee is putting together an informational meeting for prospective candidates on December 17 at 3:00 pm. He also reported the POA is forming a CMP committee of 9 members to explore and review the diversity of opinions in the Village regarding the CMP which has been approved by the POA Board of Directors and will be implemented over the years. Mr. Cunningham complimented the POA CEO, Lesley Nalley, and said he felt she has put together one of the most professional and courteous staff he has ever experienced in his own long career.

Gary Smith, Chairman of the SC&C, shared that through the efforts of Dick Smith and the SC&C court representatives, the infractions process is the best it has been in years. There are very few issues outstanding and some penalties have had to be assessed.

Dennis King, Chairman of the Finance Committee, still no activity currently.

As chairman of the Architectural Review Committee (ARC), Dennis King presented Doug Butler's application to join the ARC after his term as a Director on the Board finishes on December 31, 2018. The Board members and audience applauded Mr. Butler for his service on the Board. He will be missed as a Director, but his volunteering for the ARC is greatly appreciated. Mr. King then went on to report there have been a couple of deck additions presented to the ARC and one pending deck enlargement for approval.

Larry Patrick made a motion to accept the application of Larry Draeger, resident of Balboa Cove, for a position on the Board and to be seated at this meeting. Joan Smith seconded it and it passed unanimously. Mr. Draeger said his motivation to be on the Board was to "see his name in lights." In a more serious tone, he went on to say the reason he applied for the Board was because, after attending several meetings, he sees a group whose honest and deep commitment to solving and improving conditions in the Association is resulting in an organization the whole Village can look at and admire.

Jan Peterson, Chairperson of the Nominating & Elections Committee, reported this fills all the vacancies on the Board. No election will be necessary. However, Larry Draeger was the Balbo Cove court representative. A court rep may be needed for Balboa Cove. Carolyn Draeger might contemplate filling the position.

Ad Hoc Collections Committee Chairman, Gary Smith, reported delinquency collections are in great shape. Still, the problem is the larger, older past-dues. However, the Association is receiving responses due to the process; liens assessed, attorney's letters mailed, payment arrangements being established, etc. Gary surmised one of the best things the THA has done was to fire CSM and hire Best Association Management, Co.

Richard Smith made a motion that the current Executive Board members be approved to remain in their respective roles: Richard Smith, president; Julianne Henderson, vice-president; Sandra Smith, treasurer; Joan Smith, secretary. Charles Derryberry seconded it and it passed unanimously.

Tony Hoffstede of Coronado Courts had asked to be on the agenda for this meeting to inquire why non-resident owners have to pay for trash pick-up. It was explained that the Board's main responsibility is to protect property values. With trash corrals, no one can police who is using the trash cans in the corrals. Any random person can throw trash into a corral at any time and go undetected. This trash has to be removed. The crew also has to drive each and every street for trash pick-up and it would cost owners a higher rate if the crew had to stop and check which owners required trash pick-up and those who didn't. The sanitation contract extends through 2027; no changes.

The agenda was set for the working session meeting on Tuesday, January 8, 2019 at 9:30 am here in the THA Community Center.

O. J. Miles made a motion to adjourn. Julianne Henderson seconded. It passed unanimously. The meeting adjourned at 10:30 am.

Progress Report Dec. 14, 2018

Drainage ditches in Coronado and Segovia have been dug out which should allow storm water to drain properly.

Corral in La Coruna damaged by vehicle has been repaired.

Old pump has been removed in Castellon. It will be replaced by a new pump.

All RPG valves have been removed and winterized.

Removal of dead trees and trimming is on-going.