

Hot Springs Village Townhouse Association
Working Session of the Board of Directors
December 4, 2018

The Board of Directors Working Session was called to order by President Richard Smith. The Pledge of Allegiance was recited. Doug Butler led the opening prayer. Board members present were: Richard Smith, Sandy Smith, Doug Butler, Larry Patrick, Jean Woodworth, Julianne Henderson, Joan Smith, and O. J. Miles. Charles Derryberry was absent. There were 10 audience members in attendance.

Joan Smith presented the minutes from the October 30 Working Session and November 9 Voting Meeting to be approved at the December 14, 2018 Voting Meeting.

Sandy Smith reiterated that all the Board members received the 2017 Audit from Dennis Fason with the Jordan, Woosley, Crone & Keaton Accounting firm. Sandy said she expects the balance sheets and expenses information will be available at the December 14 voting meeting.

Progress Report – Richard Smith confirmed the leaves **are** being picked up, blown, mulched, etc. Again, be patient. The Castellon pump has been removed and will be replaced. The POA looked at ditches in Coronado and Segovia Courts where the roadways were plugged. After the ditches are addressed in Coronado, the current culvert will be replaced with a 12-inch culvert.

Bob Cunningham, POA liaison to the THA Board, was unable to attend.

Gary Smith, Chairman of the SC&C, again reported the infraction process is in great shape as we head into the end-of-the-year. Infraction notices have decreased. The letters being mailed to owners are doing the job. The letters place the responsibility directly onto the owners to contact the office about correcting the infraction. Gary also said, bear with leaves. There should be only about another week or two when most of them will have fallen.

Dennis King, Chairman of the Finance Committee, confirmed no activity at this time.

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 for approval.

Jan Peterson, chair of the Nominating & Elections Committee, was unable to attend the meeting, but did provide an application from Larry Draeger from Balboa Cove for the Board of Directors. This will be presented for a vote at the next voting meeting on December 14 and Mr. Draeger will be seated at the same meeting.

Ad Hoc Collections Committee Chairman, Gary Smith, reported the THA is really having success with new (and smaller) delinquencies. However, the older and much larger delinquencies are not getting much response, even after the attorney sent out letters to the owners with the most money owed. The next step is filing suit which will attach every asset the homeowner has. They will not be able to sell their townhouse until the lien placed by the THA, and all money owed to the THA, is paid.

All the Board Directors present agreed the erosion policy, reviewed by the attorney, has been clarified sufficiently. The updated policy will be published accordingly: new owner information, Rules & Regulations, website.

The Executive Officers for the Board will be voted on, and seated, at the December 14 voting meeting for the new year.

The agenda was set for the voting meeting on Friday, December 14, 2018 at 9:30 am here in the THA Community Center.

Doug Butler made a motion to adjourn. Joan Smith seconded. It passed unanimously. The meeting adjourned at 9:55 am.