

Hot Springs Village Townhouse Association
Working Session of the Board of Directors
May 1, 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 Charles Derryberry. Board members present were: Richard Smith, Sandy Smith, Charles Derryberry, Jean Woodworth, Julianne Henderson, and Joan Smith. There were 12 audience members in attendance.

Joan Smith presented the minutes from the February 27 Working Session and March 9 Voting Meeting to be approved at the May 12, 2018 Voting Meeting.

Sandy Smith reported regarding the accounting transition; the money has been transferred to Regions Bank in Little Rock. Technical issues between CSM and Best Management have caused computer problems in the THA office. The issues are being worked out successfully and owners' needs are being addressed in a timely manner. There will be a representative from Best Management at the Annual Meeting.

Richard Smith presented a progress report for various projects in the courts: tree trimming and removal on schedule and as needed; rpz's tested and functioning; lawn maintenance contracts and AR Elite contract finalized (bids publicly solicited, but no other bidders for these contracts); cluster boxes installed in Valencia and Desoto; entry signs painted in Balboa Cove, Magellan and Arista Courts.

Bob Cunningham had a previous meeting and was unable to attend.

Gary Smith, chairman of the SC&C, said there is not much to report thanks to Dick Smith working with the contractors. There are continuing reports of erosion. Considering the environment of the Village, this isn't surprising. The SC&C will look at problems; needs to see what funds are available. The SC&C is doing a good job.

Dennis King, chairman of the Finance Committee, relayed the THA has the financial numbers from CSM. The Finance Committee will confer with Sandy Smith and analyze the numbers. The budget development is going slower than he'd like, but they are working very hard at it.

Dennis, also reporting for the ARC, said landscaping applications have been coming in; many reporting changing from moss, mud and some grass to landscape rock. Most have been approved and are addressing erosion problems. A request for installing an awning was presented to the SC&C with a decision yet to be determined.

Jan Peterson, chair of the Nominating & Elections Committee, introduced an application from Larry Patrick of Majorca 4 Courts for the Board of Directors. The Board will vote on Mr. Patrick's approval at the Voting Meeting on May 11, 2018.

Ad Hoc Collections Committee Chairman, Gary Smith, reported that because of issues (an on-going saga with CSM), the owner delinquency reports are not exactly available. However, real progress is still being made. Melissa was able to make contact with an owner with a five-year-old lien and the Ad Hoc committee was able to get an agreement to a payment plan with that owner.

The Ad Hoc By-Laws Committee met to discuss amending Article VI, Section 6 to say that a General Manager **may** be hired, as opposed to a General Manager **shall** be hired..... This proposed by-law change will be voted on at the Voting Meeting on May 11. If passed, the THA will then post the change for 30 days. After that it will be sent to the State Arkansas to be officially recorded.

Questions asked of the Board from audience members: further installation of cluster boxes will be determined as funds are analyzed. They have been installed in Valencia and Desoto Courts. The THA and the POA may have to get together to decide how and whom needs to correct, and perhaps even find, a water leak in Balboa Cove. Discussion about landscape rock for Coronado Courts as a court-wide project is being discussed. A number that has been presented is \$40,000. A Balboa Cove owner asked how many fertilizer treatments his court should be getting. Dick Smith confirmed three treatments. There may be court meetings regarding input for the 2019 through 2012 THA Budget, but not on the agenda at this time.

The agenda was set for the Voting Meeting on May 11, 2018 at 9:30 am here in the THA Community Center. The meeting was adjourned at 10:00 am.