

Hot Springs Village Townhouse Association
Annual Voting Meeting of the Board of Directors
May 11, 2018

The Board of Directors Annual Voting Meeting 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, Larry Patrick, Julianne Henderson, O. J. Miles, and Joan Smith. There were 26 audience members in attendance.

Guest speaker Raymond Haynie, president of First Arkansas Insurance, presented premium quotes and coverage comparisons between Union Standard and Auto Owners Insurance. Mr. Haynie recommended Union Standard Insurance, the THA's current company, citing the less expensive premiums, greater coverage and smaller deductions.

Ann Fuller, owner of Best Association Management Co., another guest speaker, spoke next. Ms. Fuller related that Best Management represents 20 non-profit companies with many years of experience. Ms. Fuller stressed that her company prides itself in providing outstanding customer service. She introduced Laura Blocker and Renee Carr, her co-workers in their Little Rock office. She assured the audience that these professionals had the accounting skills and experience necessary to successfully provide accountability to the Board and owners.

Joan Smith made a motion to approve the minutes from the February 27 Working Session and March 9 Voting Meeting. It was seconded by O. J. Miles and passed unanimously.

Sandy Smith reported that 90% of the THA's money has been transferred to Regions Bank. The remaining 10% will be transferred to Regions in the next couple of weeks.

Richard Smith listed the following in his progress report:

- Replaced corral gates in Desoto.
- Trimmed trees in Coronado (also removed a dead tree), Majorca 2 and 4, Madrid, and Guadalajara; Villa Alegre done by the end of next week.
- Sign repair in Valencia turned over to a contractor.
- Power washing in La Coruna and Cortez
- Determined stairs to be replaced in a location in Desoto which were deemed unsafe.
- Sidewalk work in Castellon.
- RPG valves installed and will be tested next week.
- Office distributing keys in Desoto for cluster boxes.
- Arista sign repainted.

Mr. Smith explained that the THA does not cut trees that are healthy and are not posing a hazard, nor for a view. However, homeowners can complete and submit a Live Tree Cutting application and have it removed at their own expense upon approval by the THA. These applications can be printed from the THA website, www.hsvtha.com.

Gary Smith, chairman of the SC&C, reported that things are quiet right now. Dick Smith and the office crew are doing a fine job and are handling infractions very well.

Dennis King, chairman of the Finance Committee, announced the committee is putting together an all-courts meeting on June 2, 2018 at the THA community center. This meeting will give the owners an opportunity to see how the committee developed the 2019 through 2021 Budget to be voted on and how the figures were arrived at. Mr. King said there will be no individual court meetings.

Dennis, also reporting for the ARC, saying the committee has not been asked to review any new applications since the Working Session meeting on 5/1/18.

Jean Woodworth presented a motion to approve the application of Larry Patrick of Majorca 4 Courts for the Board of Directors. Sandy Smith seconded the motion and it was approved unanimously. Mr. Patrick was then seated on the Board of Directors.

Mr. Patrick made a brief statement that he will represent, the best he can, all courts. He said he likes budgets and planning. However, he is here to do whatever job he is needed for.

Ad Hoc Collections Committee Chairman, Gary Smith, explained that there haven't been any reports for the last 3 or 4 months due to the transition from CSM. He did report that the Melissa, in the office, is still contacting owners in arrears or delinquent and continues to make progress in this area. However, this is always an on-going situation in any homeowners or property owners' associations.

A motion was made by Charles Derryberry to approve amending Article VI, Section 6 of the HSVTHA By-Laws to say that a General Manager **may** be hired, as opposed to a General Manager **shall** be hired..... Doug Butler seconded it. It was passed unanimously. The THA will post it in the office for 30 days, e-mail it to the owners with e-mail addresses and mail hard copies to those who don't have one.

In New Business, a motion was made by Doug Butler to approve the Union Standard Insurance Company renewal policy presented by Raymond Haynie. Julianne Henderson seconded it and it passed unanimously.

During questions from the audience, it was discussed that the POA Public Works Dept. should be called by owners, tenants, property managers, etc. to arrange special pick-ups for **non-household waste** items that should not be placed in trash corrals. Items taken to the POA Minorca dumpster should contain only household waste, also. For other items, just about anything can be taken to the Garland County Transfer Station on Highway 7.

Other discussion involved: fishing from the shoreline in the courts; seawalls. (This is "shoreline" and these questions are referred to the POA); driveway paving issues referred to the POA; parking spaces and overflow parking; picking up after pets; water sprinkler; pump replacement; pricing for pump and sprinkler system in Castellon.

The agenda was set for the Working Session on July 3, 2018 at 9:30 am here in the THA Community Center. O. J. Miles made a motion to adjourn. Jean Woodworth seconded. It was passed unanimously. The meeting was adjourned at 11:45 am.