

Hot Springs Village Townhouse Association
Working Session of the Board of Directors
July 3, 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, Doug Butler, Larry Patrick, Julianne Henderson, O. J. Miles, and Joan Smith. There were 20 audience members in attendance.

Joan Smith presented the minutes from the May 1 Working Session, May 11 Voting Meeting and June 21 Special Called Meeting to be approved at the July 13, 2918 Voting Meeting.

Sandy Smith reported that she is still working with CSM to get the final numbers for the 2017 audit completion. Dennis Fason, the THA accountant, has filed an extension on the THA's behalf. All funds have been received from CSM.

Richard Smith listed the following in his progress report:

- Trimming trees to start in Castellon.
- Replaced corral gates in Desoto.
- 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 and Castellon.
- RPG valves installed and tested.
- Office continues to distribute keys in Desoto for cluster boxes.
- Tree trimming will start in Castellon Courts next week. Low hanging branches, dead branches, or those touching a structure will be trimmed.
- Researching best price for ordering trash containers in bulk.

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, explained that owners with an unanswered infraction letter, after 30 days, are assessed \$100.00 a month penalty per Article IX, Section 3 of the HSVTHA By-Laws. There are about 6 to 8 of these penalties being assessed at this time.

Dennis King of the Finance Committee reported the 2019 thru' 2021 Budget ballots were mailed out right after the Special Called Meeting by the Nominating & Elections Committee on June 21. Fifty percent (50%) of the owners in good-standing must return the ballot to constitute a quorum. Of that number, 51% approval is needed to pass the Budget. Mr. King urged owners to be sure to send back their ballots, regardless of how they decide to vote.

Dennis King (ARC) said applications are being processed and approved per normal. There have been some questions about cutting down trees at water's edge and who is responsible for approving these apps – THA or POA. He reported the word is the POA does not want "clear cutting" from the townhouse to the lake. It was also explained to him that the POA is concerned about trees along the lake from the "high water mark" to the lake. The "high water mark" to LCP is the THA's concern; the LCP to the townhouse is the owners' concern.

Jan Peterson of the Nominating and Elections Committee thanked the volunteers who folded, stuffed, and sealed the ballots. It was much appreciated. Also, she reported there will be 3 positions for the THA Board of Directors available due to expiring terms as of 12/31/18. An announcement asking for applications will be posted in the Village Voice. Applications for prospective candidates are available in the office, online via –mail, and/or regular mail. The deadline to return the applications is Friday, August 31, 2018. In the event there are only 3 applicants, a member-wide mailing will not be needed.

Reporting for the Ad Hoc Collections Committee, Gary Smith announced the instance of delinquencies is in the best shape it's been in years. The amount in arrears is at about \$50,000. There are liens on all properties with an outstanding balance due of 90 days or more. Regarding the new company, Best Association Management, an example of its competency is the fact that

the Board of Directors had all received letters from an owner who thought the assessment delinquency was wrong; the issue had already been resolved before this meeting began.

The recent THA By-Laws amendments have been posted for over 30 days. The By-Laws document will be updated.

Discussions revolved around improper trash disposal, trash fees, reporting of improvements in the courts, mandated termite control, grounds maintenance crews, berm in Madrid Courts maintained nicely, irrigation, accounting reporting of fertilization and chemicals funds in Majorca 2 Courts, removing/towing abandoned vehicles, SC&C meeting being scheduled.

The agenda was set for the Voting Meeting on July 13, 2018 at 9:30 am here in the THA Community Center. Doug Butler made a motion to adjourn. Julianne Henderson seconded. It was passed unanimously. The meeting was adjourned at 11:35 am.