

Hot Springs Village Townhouse Association
Voting Meeting of the Board of Directors
September 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. The Opening Prayer was led by Charles Derryberry. Board members present were: Richard Smith, Sandy Smith, Charles Derryberry, Jean Woodworth, Julianne Henderson, O.J. Miles, and Larry Patrick. Joan Smith had provided her proxy and a quorum was present. There were 18 audience members in attendance.

Julianne Henderson made a motion to approve the minutes from the July 3 Working Session, July 13 Voting Meeting and July 31 Special Called Meeting. It was seconded by Charles Derryberry and passed unanimously.

Treasurer, Sandy Smith, said she is still working through some issues with CSM and the auditor to finish the 2017 audit.

Richard Smith reported his progress report: see attached. Also, the Desoto pool pump room was demolished; new wall installed. Crack sealing and seal coating on Dulzura Way & Lane in La Coruna.

Bob Cunningham, POA Board liaison, reported:

- Pickle Ball installation is up and running.
- The next POA Board meeting is scheduled for September 19 at 8:00 am at the Ouachita Room at Woodlands. There will be a presentation by the POA CEO regarding the Protective Covenants vote. Prior to that, on September 17 at 6:00 pm there will be a town hall forum about the same subject.
- Mr. Cunningham clarified that the Protective Covenants vote has nothing to do with the POA Comprehensive Master Plan (CMP). He urged owners not to vote against the Covenant changes because/if they don't like the Comprehensive Master Plan. The two are entirely separate issues.

Sandy Smith presented a motion to accept the applications to the Board from Larry Patrick and O. J. Miles and to be re-seated at this meeting. It was seconded by Charles Derryberry and passed unanimously.

Reporting for Gary Smith, Dick Smith relayed that, through the efforts of Gary Smith, because of his expertise in the field of collections, and with the THA staff, substantial amounts of delinquent assessments have been collected. Jean Woodworth commented on the positive difference in the amount of money collected compared to a couple of years ago.

Discussion ensued regarding the erosion/drainage issue in the courts. Dick Smith read that, "In September 2013, the HSVTHA Board of Directors clarified the Association's stand on erosion in the courts..... erosion on the owner's platted lot is the responsibility of the owner to correct. The Association is not responsible for erosion repairs required by a townhouse." Jean Woodworth suggested that more research needed to be done to address the issue of determining "platted lot." Therefore, further discussion was tabled until the Board can get the Standards and Control Committee involved.

The agenda was set for the Working Session on Tuesday, October 30, 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 10:15 am.

9-14-18

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PROGRESS REPORT

Replaced steps and sidewalk that was a safety issue in Desoto

Repaired a drainage problem in Desoto, it was undermining the parking pad. A colvert was buried that was causing the problem, called the POA Street Department no one showed up, had a Contractor unearth the colvert.

Signs made for corrals in Segovia cost \$15 per sign.

New Trash cans distributed in Desoto, Segovia, La Corna, Coronado and Majorca 4.

Replaced two steps in Valancia, safety issue edged badly broken away.

Remove wooden railing that was rotten, replace with cinder block wall in Valancia.

Replace side walk that had dropped causing a tripping hazard a drain was installed to prevent this from happening again in Valancia

Replaced 4 parking pads in Coronado.

Closet wall repaired were mold had built up, new door and threshold installed in meeting room to prevent rain water from entering. A new door will be installed at the Office entrance.

Removing Dead trees and trimming is ongoing, as is repair of the watering systems.

Pipes on path in Lanza covered, a Christmas tree was shoved in a colvert causing rain water to be directed down the path.