

Hot Springs Village Townhouse Association
Voting Meeting of the Board of Directors
November 9, 2018

The Board of Directors Voting Meeting was called to order by President Richard Smith. The Pledge of Allegiance was recited. Charles Derryberry led the opening prayer. Board members present were: Richard Smith, Doug Butler, O. J. Miles, Sandy Smith, Larry Patrick, Jean Woodworth, Julianne Henderson, Joan Smith, and Charles Derryberry. There were 12 audience members in attendance.

Jean Woodworth made a motion to approve the minutes from the September 4 Working Session and September 14 Voting Meeting. Charles Derryberry seconded it and the motion passed unanimously.

Sandy Smith reported the accountant, Dennis Fason, finished the 2017 audit. The final report will be sent to the office next week.

Progress Report – See attached.

Bob Cunningham, POA Board liaison, had a meeting conflict and was unable to attend.

Gary Smith, chairman of the SC&C, said the infractions are really up-to-date. Many infractions have been corrected and several \$100 per month penalties for non-compliance have been assessed.

Finance Committee Chairman, Dennis King, reported there still has been no activity needed since the last working session of the Board. When queried it was reported that 465 votes were needed to establish a quorum for the budget vote. Just 409 were received, so no tally of votes for or against was done.

Jan Peterson, Chair of the Nominating & Elections Committee, reported that Larry Draeger in Balboa Cove Courts has submitted an application for the Board of Directors. This will fill the one vacant seat. There will be no need to conduct an election.

Ad Hoc Collections Committee Chairman, Gary Smith, reported that delinquencies of 30 to 90 days are “in great shape” and under control. However, there is a significant number of accounts that are months, and even years, past due. All these owners have liens placed against them. Gary suggested that the Board consider going further and contacting Mark Riabie, the THA attorney, to start legal action against 6 to 8 of the larger accounts. A precedent has been set since the Association did sue an owner within the last several years for non-payment and won that case. Charles Derryberry made a motion to accept contacting the attorney and Sandy Smith seconded it. The motion passed unanimously pending advice from the THA attorney, Mark Riabie.

Sandy Smith made a motion to update the wording regarding responsibility for handling erosion issues in the courts and add it to the *HSVTHA Rules & Regulations*. Doug Butler seconded. It passed unanimously, pending advice from the THA attorney, Mark Riabie.

Some owners in Desoto Courts had purchased outdoor furniture for the court, expecting to be reimbursed by the THA. However, the request had been denied. Discussion followed regarding the Association paying for “wants” purchased for individual courts. Dick Smith relayed that, per advice from the insurance company, the liability should not be taken on by the THA. Not only the liability in cases like this, but maintenance and repair for such purchases would be required by the THA, in perpetuity. The Board will consider requests by owners for their court as long as the majority of owners, who would be responsible for paying for such items, was received.

The agenda was set for the Working Session on December 4, 2018 at 9:30 am here in the THA Community Center. Dick Smith made a motion to adjourn. O. J. Miles seconded. It passed unanimously. The meeting was adjourned at 10:55 am.