

**Hot Springs Village Townhouse Association**  
**Voting Meeting of the Board of Directors**  
**January 18, 2019**

The Board of Directors 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, Larry Draeger, Charles Derryberry, Jean Woodworth, Julianne Henderson, O. J. Miles, and Joan Smith. There were 9 audience members in attendance.

Sandy Smith, treasurer, reported that she and Best Management are still working on getting CSM to fully cooperate in a timely manner. She should have the financials for the directors at the end of the month.

Richard Smith went over the Progress Report from the Working Session on January 8 again. See attached. Since then, Casa Verde has added rock and covered the visqueen at the turn-around on Trevino in Coronado. He clarified that, if there are cracks in the pavement in the roadway, they should be reported to the POA.

Bob Cunningham, POA Board Liaison, announced the next POA board meeting would be on the POA website. He also relayed that the Dell servers for the entire system is about 80% done; the CMP Advisory Charter Committee is pushing forward; ten candidates are vying for positions on this committee; the POA will select 5 and this will be the "people's voice" as the CMP is implemented; POA Annual Meeting is changed to April to hold it closer the POA's end-of-year; Lake Balboa is in progress; regarding the gate security lawsuit, the company has 24 days left of the 30 days they had to answer the POA.

Standards & Control Committee Chairman, Gary Smith, told the Board there are only a few outstanding infractions in the courts and the process is working well. He, Dick Smith and Larry Draeger did a drive-thru' on 1/10/19 to about 6 or 7 courts and observed excessive leaf accumulation on quite a number of gutters and roofs. Owners are being notified. Complaints are increasing from court reps about dogs not being leashed and/or not being picked up after. This is an annoying issue and is definitely addressed on the website in the HSVTHA Rules and Regulations and in the FAQ's in the Newsletter. An owner from Lanza said, in his experience, property management companies would leave documents in the rental units explaining all the pertinent rules and regulations for the particular community. During discussion it was pointed out that the rental and property management companies in the Village are very cooperative about doing that, but, typically it is off-site owners that rent out the units themselves and/or nightly renters.

Dennis King, ARC, said that there is one outstanding building application to cover a deck and Doug Butler is handling it.

Jan Peterson, with Nominating and Elections reported the Board has no vacant positions at this time.

Reporting for the Ad Hoc Collections Committee, Gary Smith reported the 30-60-90 day delinquencies are down to less than \$1000, which is "really good!" However, again, the problem is the older delinquencies. Attorney's letters are showing positive results. The THA has set up several payment plans. More procedures are being initiated to obtain judgements against uncooperative owners' assets.

Regarding creating a new logo for the THA, Charles Derryberry suggested the Hot Springs Village logo that the POA uses. Charles said he would contact the POA to make sure the THA can use it. The logo would be used only after supplies of the current stationary, envelopes, etc. are depleted.

The agenda was set for the Working Session on March 5, 2019 at 9:30 am here in the THA Community Center. Sandy Smith made a motion to adjourn. Julianne Henderson seconded. It was passed unanimously. The meeting was adjourned at 11:00 am.