

Hot Springs Village Townhouse Association
Working Session of the Board of Directors
January 8, 2019

The Board of Directors Working Session was called to order by President Richard Smith. The Pledge of Allegiance was recited. Gary Smith was asked to lead the opening prayer. Board members present were: Richard Smith, Sandy Smith, Joan Smith, and Larry Draeger. Jean Woodworth, O. J. Miles and Charles Derryberry were absent. There were 7 audience members in attendance.

Joan Smith presented the minutes from the December 4 Working Session and December 14 Voting Meeting to be approved at the January 18, 2019 Voting Meeting.

Sandy Smith reported she has copies of the funds for each court available from Best Management Co. She reported that all Board members have been supplied with a copy of the letter the attorney, Mark Riable, has mailed to CSM regarding the Master file problems. The THA has not been receiving an uncorrupted, accurate and timely file from CSM. If still no adequate cooperation from CSM in this matter, the THA may have to take further legal action to resolve. Sandy said she would love to be able to say the THA can party hugely with an end-of-year "No More CSM" celebration!

Progress Report – See Attached

Bob Cunningham, POA liaison to the THA Board, was unable to attend.

Gary Smith, Chairman of the SC&C, said Desoto and Guadalajara Courts need court representatives. Keith Abram is graciously representing Guadalajara, but he has moved out of that court. The committee would like to have a court rep who actually resides in the court. Gary said he wants to have an SC&C meeting near the end of February and will notify the members of the day and time. On 1-10-19, Gary and Dick Smith are planning to start driving thru' all the courts as a general review and to show new Board member, Larry Draeger, around the various locations. Gary said input from owners regarding things to look out for is welcomed. Again, Gary reported that by the efforts of Dick Smith, the job required by court reps has been made much easier.

Chairman, Gary Smith, in reporting for the Ad Hoc Collections Committee, relayed that by the legal process of the THA attorney, Mark Riable, things are "kicking into gear." Letters saying the THA would initiate litigation to attach owner's assets for non-payment has resulted, so far, in responses by 3 of the more severe past dues owners. The THA notifies owners if their account is 60 days past due. After 90 days a lien is filed. This process is up-to-date so, the THA is can continue to concentrate on cleaning up the long – term arrearages. Director Draeger asked if it was possible to have renters of a delinquent property pay the THA directly. Gary said that this can't be done. The THA cannot be in the rental business and the owner is ultimately responsible for payment.

The question of creating a new THA logo was tabled because President Dick Smith would like to have all Board directors present to discuss the issue. It will be on the voting meeting agenda on 1/18/19.

In a Q & A session, an owner reported that the POA repaired a leak in Castellon Courts and the barriers around the area are still there. The POA Public Works Department should be notified. The owner said she would do that.

The agenda was set for the voting meeting on Friday, January 18, 2019 at 9:30 am here in the THA Community Center.

Joan Smith made a motion to adjourn. Sandy Smith seconded. It passed unanimously. The meeting adjourned at 9:50 am.

January 8, 2019 Progress Report

Rotten Stairs in Valencia were removed and replaced.

Dead trees in La Coruna, Guadalajara to be removed.

Stair in Coronado to be repaired.

Expansion joints replaced in Majorca 4 that were missing or rotten.

Replaced light fixture on THA Office building.

Power washed THA Office Building and wood stairs.

Drainage ditches in Segovia and Coronado have been out by the POA street department.