

Hot Springs Village Townhouse Association
Working Session of the Board of Directors
March 5, 2019

The Board of Directors Working Session was called to order by Sandy Smith at 9:30 am. The Pledge of Allegiance was recited. Charles Derryberry said the prayer. Board members present were: Sandy Smith, Larry Draeger, Jean Woodworth, Charles Derryberry, and O. J. Miles. Absent were Dick Smith, Larry Patrick, Julianne Henderson, and Joan Smith. There were 8 audience members in attendance.

Sandy Smith presented the minutes from the January 8 Working Session meeting and the January 18 Voting Meeting to be voted on at the next voting meeting on March 15, 2019.

Sandy Smith, treasurer, reported Best Management Co. has received everything from CSM, the previous accounting firm. Best Management will soon turn over all the information to Jordan, Woosley, Crone & Keaton, Ltd., auditors for the Association. Sandy said Best Management Co. and she have been in touch with the auditors and they will have an agent at the THA Annual Meeting on May 17, 2019. All invoices that had been sent to CSM prior to the employment of Best Management have now been received at the THA office. In the instances where CSM had made mistakes, Best Management has corrected them immediately and accurately. There is no need to further pursue CSM.

Bob Cunningham, POA Board liaison, relayed that it has been a quiet month for the POA. The pool will be voted on at the next POA meeting (go to hsvpoa.org for meeting schedules.) POA Board of Directors ballots have been mailed and are due no later than 4:00 pm on Wednesday, March 20, 2019. A committee composed of Villagers was established to count the ballots. Mr. Cunningham said it costs the Village \$40,000 every time there is a vote.

Gary Smith, SC&C Chairman, reporting for the committee said the infraction procedure is continuing "in good shape." He noted there were 3 court representatives in attendance at this meeting and he feels this is a good number compared to past meetings. Madrid Courts owners are interested in getting together to spell out how to spend any available money on cosmetic improvements in the court. Gary stressed that, always, Safety comes first before Wants. He went on to say there was a good report from Coronado Courts regarding a court meeting organized by the court representatives, Sandra Charlton, Suellen Wiggins and Bobbie Wilson. The Coronado court reps do a good job of keeping in touch with their owners. Court reps in Madrid Courts, Skip Brown and Russ Bartels, have done some helpful groundwork in getting plat maps of the court to help determine the best areas to consider for improvements.

Reporting for the ARC, Dennis King relayed that there were 3 or 4 landscaping apps approved. One deck application was approved and one deck extension rejected because of proximity to the adjoining owners townhouse. A concern regarding townhouses being re-roofed without THA approval is being detected. Applications are not being submitted to the THA, but are being approved by the POA. It is most likely some type of miscommunication, but it was suggested that the THA send a letter to the roofing contractors in the area outlining the procedure for obtaining approved applications from the THA and permits from the POA. The POA does not issue a permit unless there is an approved application from the THA. In addition, the POA permit must be posted at the job site and visible to the public until the project is finished. This information will also be included in the next THA Newsletter.

Gary Smith, Ad Hoc Collections Committee, mentioned, as he had reported in the last meeting, the collections process on some owners has gone to the "next level" of pursuing the large balances in arrears. So far, these actions by the committee, THA staff and attorney have collected in excess of \$15,000 of past due fees – a "yeoman's job" in Gary's estimation. Board members commended Gary, too, on the great job he is doing.

In commenting on questions that have been received from part time owners that want to opt out of trash collection when they are not in the Village, it was pointed out that: 1) the THA Board is tasked with protecting property values. As a test case, a judgment was ruled in the THA's favor; 2) the sanitation trucks have to go down every street whether a particular owner is at the residence or not; 3) when corrals are used, anyone can dump their garbage in any can or right into the corral – impossible to police; 4) the bookkeeping aspect would be a nightmare; 5) the current sanitation

contract is long-term. Since the current sanitation crew has taken over the job, complaints regarding trash collection are the lowest in 13 years.

New business coming includes the THA Spring Newsletter and the Annual Board Meeting scheduled for May 17, 2019.

The agenda was set for the Working Session on May 7, 2019 at 9:30 am here in the THA Community Center. Charles Derryberry made a motion to adjourn. O. J. Miles seconded. It was passed unanimously. The meeting was adjourned at 10:03 am.