

**Hot Springs Village Townhouse Association
Annual Voting Meeting of the Board of Directors
May 17, 2019**

The Board of Directors Annual Voting Meeting was called to order by Dick Smith at 9:30 am. Board members also present were: Sandy Smith, Larry Draeger, Jean Woodworth, O. J. Miles, Larry Patrick, Julianne Henderson, Charles Derryberry, and Joan Smith. The Pledge of Allegiance was recited. The Opening Prayer was led by Charles Derryberry. There were 20 audience members in attendance. A quorum was represented.

Guests present were Raymond Haynie and Taylor Horton with First Arkansas Insurance; Anne Fuller, Laura Blocker, and Renee Carr with Best Association Management Co., LLC; Christina Ellis and Logan Cole with Jordan, Woosley, Crone, and Keaton, LLC.

Taylor Horton with First Arkansas insurance presented quotes for the THA Board of Directors' insurance premium. Taylor reported the current insurance company submitted the most competitive quote of the 5 or 6 companies that were solicited. The other companies' quotes were higher than what the THA is currently paying. Coverage limits are exactly the same as the previous year. The current deduction includes all locations in the Association where other companies' deductions did not. General liability is \$1,000,000.00 and aggregate liability is \$2,000,000.00. The Workers' Comp premium decreased slightly. Charles Derryberry made a motion to accept the quote from the current company. Joan Smith seconded it and it passed unanimously.

Christina Ellis, representing Jordan, Woosley, Crone, and Keaton, LLC. (WJCK, LLC), accountants, reported that Dennis Fason who had performed the annual THA audit for at least the past 13 years has semi-retired. She and Logan Cole will now be conducting the yearly audit. An audience member questioned why the Desoto Courts pool was still listed in the audit report. Christina reported that the pool is listed as a past asset with an estimate of replacement cost included in the report. It is not included as a current asset. In "Required Supplementary Information" of accounting procedures, it is reported that there were no problems with working with management nor the office staff. Board members thanked Christina and Cole for attending the meeting and for the timely audit.

Laura Blocker spoke in behalf of Best Management Co., the THA bookkeeping group. Laura complemented Renee Carr of her staff who handles the incoming assessment payments and is a "friendly voice" dealing with the many situations that arise with this kind of position. She said they were excited to be working with the THA. It is great to be doing the audit in May as opposed to October as it had been with the previous bookkeeping company. Laura said she and her staff are happy to be working with Sandy Smith and the THA Board and happy for all the strides that have been made since 2017. Gary Smith, chairman of the THA Ad Hoc Collections Committee, complimented Best Management. Their reports are current and accurate. Anne Fuller replied that it has been "forensic accounting" getting, and straightening out, the data from the previous firm.

Joan Smith presented the minutes from the March 5 Working Session Meeting and the March 15 Voting Meeting. Sandy Smith made a motion to approve the minutes and Julianne Henderson seconded it. The minutes were approved unanimously.

Sandy Smith, treasurer, thanked Ann, Laura and Renee for coming to the meeting and being a professional and competent team to work with. Sandy said there will be more reports available next month as numbers are available.

Dick Smith presented the Progress Report. See attached.

Diana Podawiltz, POA Board of Director Liaison to the THA, introduced herself. She was just recently elected to the POA Board of Directors and is taking the place of Bob Cunningham. Ms. Podawiltz said she is here to serve "you" (the THA) as best she can. She said she looks forward to working with all the Hot Springs Village community. (POA Board meetings are open to the public and the minutes can be viewed on-line at hsvpoa.org.)

Gary Smith, SC&C Committee, reported year-to-date violations/compliances are, and have been, addressed properly; being corrected or going away. Gary reiterated that court representatives are **volunteers**. They are the “eyes and ears” of the courts. They are doing a good job of the important task of protecting property values. Reports of infractions are way down from the past. He’s grateful that this is making his job easier. As a side note, Gary asked that owners with questions or concerns about trees, should contact the THA office.

No report from the ARC at this time.

Jan Peterson, chair of the Nominating & Elections Committee, said her committee is still in the process of determining who is taking whose place on the Board. If needed, there will be a request advertised in the newspaper for applications with a deadline to be returned by the end of August. Jan asked that anyone interested in being on the THA Board, should complete an application and submit it to the THA office. Applications may be printed from the THA website at www.hsvtha.com, at the THA office or via mail/email, if requested.

Gary Smith, also reporting for the Ad Hoc Collections Committee, reported, “again, good news”. Gary said when he first began with the Collections Committee, there was an \$85,000 past due balance. Today it is down to \$35,000. Reports list that past dues of 90 days or less are under \$1000. Gary said staff, Best Management, Attorney Mark Riabie, and this Committee are making an “exemplary effort” in making this happen. Liens and judgments are in place. Nothing can be done with a town house, or any of the owner’s assets, which has a judgment until the judgment is resolved. President, Dick Smith, said the THA is very fortunate to have Gary and his expertise addressing the collections issues.

Cheryl Boehmke complimented the grounds improvement in Segovia Courts that has been started.

Owner Pat Patterson who owns 6 rentals asked about parking. It was explained that the THA Parking Policy is: Each townhouse has the use of two (2) parking spaces directly in front of or adjacent to his/her townhouse. If two (2) spaces are not available, as in some cases where there are insufficient parking spaces in front of the townhouse for 2 spaces (as is the case in Desoto Courts), overflow parking areas may be utilized. Parking off parking pads or driveways is prohibited within the courts. Habitually parking trailers, campers, boats, motor homes and commercial vehicles is also prohibited in the courts. POA policy limits the parking to 72 hours. Within that time frame, that they must fit into one (1) of the parking spaces for that townhouse and cannot block the roadway. If they are too large for a parking space, then the owner/renter must make other arrangements for parking outside of the court. In addition, vehicles parked in the courts must be operable. That is, they must be drivable and have current license tabs. The THA can have vehicles towed if not in compliance.

A question was asked about whom to contact regarding streetlights. Garland County residents should call Entergy (1-800-968-8243) for streetlights. You will have to provide the number on the streetlight, which can be found on the lower half of the light pole. The number begins with the letters SL. In Saline County, contact First Electric (1-800-827- 3322) for streetlights. These lights have a 6-digit number with the letter “A”. Ex. XXXXXX A

A Madrid Courts owner brought up cluster mailboxes. Dick Smith said many owners in Madrid do not want cluster mailboxes. In most cases, they wouldn’t be installed, if wanted, unless funds were available.

The agenda was set for the Working Session on July 2, 2019 at 9:30 am here in the THA Community Center. O. J. Miles made a motion to adjourn. Sandy Smith seconded. It was passed unanimously. The meeting was adjourned at 10:37 am.