

**Hot Springs Village Townhouse Association**  
**Working Session of the Board of Directors**  
**May 7, 2019**

The Board of Directors Working Session was called to order by Richard Smith at 9:33 am. The Pledge of Allegiance was recited. Charles Derryberry said the prayer. Board members present were: Sandy Smith, Larry Draeger, Dick Smith, Jean Woodworth, Charles Derryberry, O. J. Miles, Larry Patrick, Julianne Henderson, and Joan Smith. There were 12 audience members in attendance.

Joan Smith presented the minutes from the March 5 Working Session meeting and the March 15 Voting Meeting to be voted on at the next Annual Voting Meeting on May 17, 2019.

Treasurer, Sandy Smith, reported all balances and P & L's have been given to the Board members as of April 30, 2019. Some items will need to be updated due to filings against delinquent payers. Sandy reiterated that anybody who does work for the THA must have proof of workers' comp and a W-9, if being paid by the Association.

President Dick Smith will present a Progress Report at the May 17 meeting.

Dennis King, reporting for the Architectural Review Committee, said there were 4 deck alteration applications submitted. One was approved and sent to the POA for a permit. One was sent to the POA and declined. The owner had requested polycarbonate over a deck. The POA no longer approves the polycarbonate. After adjustments and approval by the THA ARC, the app was sent back to the POA for a permit. Two more applications are pending, awaiting signatures from adjoining neighbors.

Jan Peterson, chairman of the Nominating and Elections Committee, pointed out there are 3 board terms expiring at the end of 2019: Joan Smith, Sandy Smith and Jean Woodworth. All 3 directors are eligible to re-apply for another term.

Dick Smith reported that Gary Smith, chairman of the Ad Hoc Collections Committee, relayed to him that the office staff has been successful in attaining individual judgments against long-term delinquencies. A legal judgment recoups money owed upon sale of a townhouse.

In April, the *HSVTHA Newsletter* was e-mailed and mailed to owners without e-mail addresses. Please let the office know if you did not receive an April Newsletter. At that time, your contact information can be updated if needed.

Guests scheduled to be present at the THA Annual Board Meeting on Friday May 17 are representatives from: First Arkansas Insurance; Jordan, Woosley, Crone, & Keaton, LLC, Auditors; Best Association Management Co., LLC.

In the Q & A session, Mrs. Draeger from Balboa Cove presented a parking situation in the court. It involved long-term renters who do not understand the THA and POA parking policies. The difficulty arose with families that have multiple drivers and multiple vehicles. Once again, this points out how important it is for rental property managers, be they management companies or individual non-resident townhouse owners, to appropriately relay to renters all pertinent rules and regulations. Parking off parking pads or driveways is prohibited within the courts. That means no parking on LCP, grass, rocked areas, etc. In Balboa Cove, vehicles must be in the garage or driveway for that townhouse. Parking on the street is prohibited everywhere in the Village. Vehicles can be towed.

Gloria Alford, a court representative for Villa Alegre, shared that, as some owners in the court were having some bush hogging done, a POA compliance officer stopped them and said they had to get a POA permit. Dick Smith said he will try to set up a meeting with the POA Compliance Dept. to clarify when permits are required for work to be done in the THA. Another question arose regarding a large root ball that had been left after removal of a tree. It was determined that it was on Cooper Property. Larry Draeger said he could assist the owner in getting contact info for Cooper Communities.

The Board has been informed of a pending lawsuit concerning a former lawn maintenance contractor's performance.

O. J. Miles made a motion to adjourn. Larry Draeger seconded. It was passed unanimously. The meeting was adjourned at 10:25 am.