

**Hot Springs Village Townhouse Association**  
**Voting Meeting of the Board of Directors**  
**July 12, 2019**

The Board of Directors Voting Meeting was called to order by Richard Smith at 9:30 am. The Pledge of Allegiance was recited as well as a prayer. Board members present were Richard Smith, Larry Draeger, Jean Woodworth, Sandy Smith, Larry Patrick, Julianne Henderson, and Joan Smith. O. J. Miles and Charles Derryberry were absent. There were 8 audience members in attendance.

Proxies were submitted by O. J. Miles and Charles Derryberry. A quorum was present.

Joan Smith made a motion to approve the minutes from the May 7 Working Session meeting and the May 17 Annual Voting Meeting. Julianne Henderson made a motion to accept. Jean Woodworth seconded it and it passed unanimously.

Sandy Smith, treasurer complimented the efficiency of the bookkeeping company, Best Association Management, LLC.

See President Richard Smith's attached Progress Report.

Diana Podawiltz, POA Board liaison, when asked if a pool starting date was August 16, she said, yes, for groundbreaking; some clearances yet to come. Regarding the CCI lawsuit, Diana said any member has a right to the information of the CEO contract and member information. The POA Board will be discussing governing documents next week. THA Board President, Dick Smith, informed Ms. Podawiltz that the drainage ditch along Majorca Drive still needs to be cleaned. Residents said they will be calling POA Public Works.

Gary Smith, SC&C Chairman, said the 30/60/90-day infractions are not serious; no major problems at this time.

Jan Peterson, Nominating & Elections Committee Chair, reported there were no applications for the up-coming vacant board positions yet. The three directors whose current terms are expiring on December 31, 2019 may re-apply.

Gary Smith, Ad Hoc Collections Committee, said collections are in good shape. There has been more than \$10,000.00 collected in the last 2 weeks on long-term delinquencies due to the exemplary efforts of Melissa in the office. There are more judgments coming.

Two gentlemen from Divino Court in the Village thought they were members of the HSV Townhouse Association – they said the original name may have been The Villas. The two want Divino Courts to join the HSV Townhouse Association; but would have no money to start. Twenty people in Divino Court would have to vote yes. Negotiations are needed.

The agenda was set for the Working Session on September 3, 2019 at 9:30 am here in the THA Community Center. Larry Draeger made a motion to adjourn. Julianne Henderson seconded. It was passed unanimously. The meeting was adjourned at 10:03 am.

## PROGREE REPORT

Presented at May 17, 2019 Annual Meeting

In Coronado the stone columns and fence have been power washed and stained. Stairs have been repaired. Some corral gates have been replaced.

In Desoto crack sealing and seal coating will be done when the weather permits. Unsafe stairs, sidewalk, handrails, and rotten wood will be replaced on Gaucho. Additional rock work is being done to cover black underlayment. A parking pad will be repaired where tree roots have made it unsafe.

In Castellon a new pump and pump housing has been installed; a parking pad has been repaired; rotten railroad ties have been replaced.

In Valencia the retaining walls have been repaired where blocks were missing or loose; new corral gates.

In Segovia a new pump housing was installed.

In Guadalajara retaining wall and parking pad have been repaired and new corral gates.

In Cortez painting of the trash corrals has begun.

In Madrid some new trash cans have been distributed due to rotten wood. The Gazebo has been removed. Several trees had been downed by a storm. They have been removed and debris has been cleaned up.

Dead or dangerous trees have been removed in Villa Alegra, La Coruna and Majorca 4.

RPG valves are being installed and breaks in the underground lines in some of the courts are being repaired.

As a reminder, roofs and gutters should be kept clear of leaves, branches and pine needles.