

**Hot Springs Village Townhouse Association  
Voting Meeting of the Board of Directors  
September 13, 2019**

The Board of Directors Voting Meeting was called to order by Dick Smith at 9:33 am. Board members also present were: Sandy Smith, Jean Woodworth, Larry Patrick, Julianne Henderson, Charles Derryberry, and Joan Smith. The Pledge of Allegiance was recited. Bob Peterson was invited to lead a prayer. A quorum was present. Larry Draeger and O. J. Miles had provided proxies.

There were 10 audience members in attendance.

Joan Smith, secretary, made a motion to accept the minutes from the July 2 Working Session meeting and the July 12 Voting Meeting. Charlie Derryberry seconded the motion. Motion carried unanimously.

Sandy Smith, treasurer, pointed out the individual August financial reports were in each Board packet along with P & L's. The court totals are lumped together in the P & L because that is how the Association is audited. Best Association Management Co. caught a \$16.00 increase in the THA telephone bill and quickly brought it to Sandy's attention. The extra charge was explained, again displaying the efficiency and accuracy of Best Management and how they are looking out for the THA.

President Dick Smith presented the current Progress Report. See attached. He added, since he wrote the report, the THA has contracted a local company to replace the stairs and ramp attached to the THA building. The delay in getting the damaged stairs replaced is a result of waiting for Workers Comp. or Opt-Out forms from the contractor. A retaining wall in Valencia Courts was repaired by a local cement contractor and it looks great. Job well done. He also relayed that the Fall Tree Trimming will begin in the courts after the leaves have fallen.

Diana Podawiltz, POA Board of Director Liaison to the THA, reported they are in the middle of budget planning. She said the status of the gate security lawsuit is showing no movement at this time – basically between lawyers. The Balboa golf course is currently a major topic – drawings, cost, grass removal (starting the first week in October), water run-off flow, irrigation, cart paths, etc. Culverts are completed. The lift station is nearing completion. She announced Public Works will begin flushing out hydrants on September 16 and is expected to go until November. She suggested that owners check for clear water before washing whites. The Board thanked Ms. Podawiltz for attending the THA meetings and passing along POA information.

Gary Smith, SC&C Committee, said, as reported in the past, thanks to court representatives, Dick Smith and the Gayle in the office, infraction notices are down. Letters go out to owners who have not responded to an infraction within 30 days. The letter states a \$100 penalty has been assessed to their account because there was no response. The reaction to these notices has been very productive and issues are resolved more rapidly than they had been, historically. On August 20, Dick Smith and Gary Smith drove through Valencia Courts and observed a number of townhouses that needed some exterior maintenance; power washing, painting, deteriorating wood/siding, roofs, gutters, etc. Letters were mailed and there has been good response.

Currently there are a building application and a paint application waiting for a response from adjoining owners before being approved.

Motions for positions on the Board of Directors were introduced:

- MOTION BY JULIANNE HENDERSON TO APPROVE – Application from Dennis Simpson to the Board of Directors to be Seated at the December 13 Voting Meeting. Seconded by Sandy Smith. Passed unanimously.
- MOTION BY LARRY PATRICK TO APPROVE – Application from Sandy Smith to the Board of Directors to be Seated at the December 13 Voting Meeting. Seconded by Jean Woodworth. Passed unanimously.
- MOTION · BY JEAN WOODWORTH TO APPROVE - Application from Joan Smith to the Board of Directors to be Seated at the December 13 Voting Meeting. Seconded by Larry Patrick. Passed unanimously.

· MOTION BY LARRY DRAEGER (per Sandy Smith as Proxy) TO APPROVE - Application from Jean Woodworth to the Board of Directors to be Seated at the December 13 Voting Meeting. Seconded by Julianne Henderson. Passed unanimously.

Gary Smith, Ad Hoc Collections Committee, reported there is currently less than \$1000 past due in the 30-60-90 day arrearages. Long-term delinquencies are down to approximately \$30,000 from nearly \$90,000. Levies have been placed on two bank accounts in the last week. Along with liens, judgments, bank levies, and garnishments the THA can collect remaining past dues when a unit is sold. Dick Smith thanked Gary Smith, Chairman of the Ad Hoc Collections Committee because it is Gary Smith's expertise and Melissa's tenacity in the office that has created the THA's successful collection process.

Mediation for the Christina Counts Wrongful Termination Lawsuit is scheduled for September 27, 2019 in the Ouachita Room on Ouachita Avenue at 9:30 am. Board members will attend.

In the meeting with the THA attorney regarding the Divino Court's legal filing, the attorney said this will be a very long, drawn out process. The THA attorney is working well with Cooper Community's attorney who is the lead counsel. A past Board had voted not to accept Divino Courts into the HSVTHA because of the cost of maintaining the court.

Sandy Smith made a motion to increase the cleaning deposit for the THA Community Center from \$50 to \$100 for all events. It cost more than the previous amount of \$50 to clean the center. If further cleaning is not needed after an event, the \$100 is refunded. Julianne Henderson seconded the motion and it passed unanimously.

Dick Smith reported about meeting Stephanie Heffer with the POA to discuss ideas for the strip mall near the Police Training Facility. Since Coronado Courts is located right there, it is a good idea to provide input for development in this area. Mr. Smith said it was a good meeting and was grateful Ms. Heffer contacted the THA.

The agenda was set for the Working Session on November 3, 2019 at 9:30 am here in the THA Community Center. Richard Smith made a motion to adjourn. Julianne Henderson seconded. It was passed unanimously. The meeting was adjourned at 10:45 am.

## Progress Report September 2019

In Cortez: Landscaping was done, underground water line for sprinklers was repaired.

Desoto: Landscaping was done to cover sprinkler water lines.

In Madrid: Last of the trees from the storm have been removed. Site of where the Gazebo was removed has been power washed, rotten benches replaced and stained.

In La Coruna: Drainage ditch was blocked by large Rocks. They have been relocated and a basketball was removed from culvert. Sprinkler line damaged by an outside contractor hired by Entergy will be repaired by that contractor.

New light fixture has been installed on the office building and have received estimate for replacing stairs and ramp, we are waiting for the proper insurance information before we proceed.

Water lines have also been repaired in Segovia, Majorca 2 and Villa Alegra.

Removal of dead or dangerous trees is an ongoing process.