

**Hot Springs Village Townhouse Association
Working Session of the Board of Directors
September 3, 2019**

The Board of Directors Working Session was called to order by Richard Smith at 9:30 am. The Pledge of Allegiance was recited. Charles Derryberry led the prayer. Board members present were Sandy Smith, Larry Draeger, Jean Woodworth, Charles Derryberry, O. J. Miles, Larry Patrick, Joan Smith, and Julianne Henderson. There were 13 audience members in attendance.

Joan Smith, secretary, presented the minutes from the July 2 Working Session and the July 12 Voting Meeting to be voted on at the voting meeting on September 13, 2019.

Sandy Smith, treasurer, relayed the report of expenses through 7/31/19 was included in their Board packets. She said she expects to have August expenses at the September 13 Voting Meeting. Sandy said the report shows that some line items are over budget, but that she knows everyone understands that a budget is basically a “guessing process” and the Association has enough money. Everything is fine.

Dick Smith will present a Progress Report at the September 13 Voting Meeting. Dick also wanted to announce, once again, that anyone with an issue, concern or complaint should call the THA office. Do not confront the lawn crew or present your concern to them. Call the office. When you call the office, please do not yell at the office staff. We are all here to listen to your concern and we will do our utmost best to address your situation.

Diana Podawiltz, POA Board liaison, was unable to attend.

Gary Smith, SC&C Chairman, reporting for the committee said that he has nothing to specify since Dick Smith and the office staff handle things in such a timely manner.

Reporting for the ARC, Dennis King commented on okaying some bushes being removed by a plumber who was repairing a leak in an owner’s yard. Also, the ARC approved the construction of a pergola over a deck.

Gary Smith, Ad Hoc Collections Committee, relayed that when this Ad Hoc Committee was put together, there were approximately \$90,000 in delinquent assessments outstanding. To date, due to the THA efforts, in particular Melissa in the office, this amount has been reduced to about \$35,000. However, with liens, garnishments and judgments against owners’ assets in place, the THA can collect these amounts when a property sells.

Dick Smith presented the following applications to be voted on at the September 13 Voting Meeting for the THA Board of Directors and seated at the Voting Meeting on December 13, 2019.

Dennis Simpson - Castellon and Madrid Courts

Sandy Smith – Majorca 4 Courts

Joan Smith – Majorca 4 Courts

Jean Woodworth – Majorca 2 Courts

It was discussed that there are 3 positions available and 4 applications. Will there be an election? At that time, Dick Smith announced he would be submitting his resignation as of December 31, 2019 when his term as Board President expires. He said he would like to apply for a General Manager position with the THA. The THA by-laws state a general manager may be hired. It was pointed out that Dick has been performing these duties during his tenure as President on a volunteer basis and doing an outstanding job. Discussion ensued regarding the job description for the General Manager position and advertising for it.

The Christina Counts Lawn Service lawsuit alleging unlawful termination is going to mediation scheduled for October 27, 2019.

New business coming includes deciding on changes to the THA Community Center Usage Agreement, specifically regarding events that have alcohol available. Also added to new business was the request by a Divino Courts townhouse owner for Divino Courts to be added to the HSV Townhouse Association via a court action. There are 4 other townhouse courts in Hot Springs Village – Divino, Isabella and Maderas (The Villas of Hot Springs Village Owners' Association) and Pacifica. The THA attorney has been notified.

The proposal was introduced to increase the amount of the cleaning deposit for using the THA community center for private functions. Currently it is \$50.00 which is refunded if no further cleaning is needed. Discussion followed.

The agenda was set for the Voting Meeting on September 13, 2019 at 9:30 am here in the THA Community Center. Dick Smith made a motion to adjourn. Joan Smith seconded; passed unanimously. The meeting was adjourned at 10:20 am.