

**Hot Springs Village Townhouse Association
Working Session of the Board of Directors
November 5, 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 11 audience members in attendance.

Joan Smith, secretary, presented the minutes from the September 3 Working Session and September 13 Voting Meeting to be voted on at the November 15 voting meeting.

Sandy Smith, treasurer, handed out the financial packet with figures through September. She said she will have the financial reports through October at the voting meeting on December 13.

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

Gary Smith, SC&C Chairman, was unable to attend after shoulder surgery. Dick Smith reported that the SC&C is doing a fine job. Roofs and gutters have been cleaned by owners. However, with the great amounts of leaves falling this fall, owners will have to clean them again before too long. After drive-throughs in various courts, letters for power washing and/or painting have been mailed out with good responses from owners and management companies.

Reporting for the ARC, Dennis King relayed there have been very few requests requiring response from the committee since the last meeting. However, a building application for a decorative, privacy fence around an A/C unit in Arista Courts had been approved by the THA ARC and sent to the HSV POA which issued a permit. When the POA inspector looked at the area, he denied the application because the project actually extended 14 feet on to Limited Common Property (LCP).

Jean Woodworth asked, since the end-of-the-year is approaching, when will the Finance Committee be presenting a final report? Dennis King, Finance Committee chairman, reported that in his years on the committee, there has not been a final report. He said the committee is not involved in the various line items in the budget. The treasurer can answer those individual questions. The current budget was approved by the owners on August 31, 2015 and runs through December 31, 2021.

Ad Hoc Collections Committee – Sandy Smith reported Melissa collected \$8,870 in October. Two units are going up for auction in December, two in January, and two pending. The THA should be able to collect past dues on most of these actions. The Collections Committee has been very successful.

The following owners will be seated at the Voting Meeting on December 13, 2019. Nominations for Board officers will also be made at the December 3 Working Session and voted on at the December 13 meeting.

Dennis Simpson - Castellon and Madrid Courts

Sandy Smith – Majorca 4 Courts

Joan Smith – Majorca 4 Courts

Jean Woodworth – Majorca 2 Courts

A General Manager job description is being updated to be presented at the November 13 Voting Meeting.

At the Christina Counts Mediation on October 27, 2019, Ms. Counts refused to agree to the mediator's suggestions. The issue will go to court.

Dick Smith reported on the request by an owner in Divino Courts, via a court action, to be recognized as another court in the HSV Townhouse Association. Dick Smith reported that a previous Board, in 2000 voted not to accept Divino due to

maintenance costs. The Townhouse Association needs detailed information regarding the financial ability of Divino before it can even be considered.

The owners of the 2 burned out units in Valencia Courts are still waiting for insurance money to be released before demolition can begin. Per THA and POA Covenants, demolition has to be done within 60 days and rebuilding within a year. Both owners are anxious to comply and get this situation rectified.

Because the last Budget approved by the owners was on February 31, 2015, the Board will vote to approve it through December 31, 2021 because there are no special assessments involved.

Discussions followed re: court reps can contact the office to review funds in their courts; the need to have a THA board member as a liaison to the POA board meetings; trees and root problems in Balboa Cove which will be coordinated with POA to correct.

The agenda was set for the Voting Meeting on November 15, 2019 at 9:30 am here in the THA Community Center. Jean Woodworth made a motion to adjourn. Joan Smith seconded the motion and it passed unanimously. The meeting was adjourned at 10:30 am.