

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

The Board of Directors Voting Meeting was called to order by Dick Smith at 9:30 am. Board members also present were Sandy Smith, Jean Woodworth, Larry Patrick, Julianne Henderson, and Larry Draeger. The Pledge of Allegiance was recited. Gary Smith was invited to lead a prayer. A quorum was present. O. J. Miles, Joan Smith and Charles Derryberry were unable to attend. Ms. Smith and Mr. Derryberry provided proxies.

There were 10 audience members in attendance.

Sandy Smith made a motion to accept the minutes from the November 5 Working Session meeting and the November 15 Voting Meeting. Larry Patrick seconded the motion. Motion carried unanimously.

Sandy Smith, treasurer, distributed financials through October. She reported that a representative from First Arkansas Insurance will be at the next board meeting, a working session, on January 7, 2020.

President Dick Smith presented the current Progress Report. A sidewalk in Valencia Courts was replaced where the water meter boxes had sunk down. The old mailboxes and stands have been removed and mail is being delivered to the new cluster boxes in Cortez. Demolition of the two burned out townhouses in Valencia has been completed. The fall tree trimming has begun in Cortez. The THA office is normally closed on Fridays. The office holiday closure hours will be:

- Closed from Tuesday, December 24 through Friday, December 27.
- Open on Monday, December 30.
- Closed again on December 31 at 12:00 noon.
- Regular hours resume on Thursday, January 2, 2020.

**HOLIDAY TRASH PICK UP SCHEDULE**

- Christmas Day (Wednesday) NO CHANGE
- New Year's Day (Wednesday) NO CHANGE

Diana Podawiltz, POA Board of Director Liaison to the THA, reported that the POA is clearing up a contract change regarding the pool (which is coming in under budget), working on road improvements, discussing changes to the election-of-directors process, etc. She also asked about the status of the ditch clean-up in Majorca 2. Dick Smith said that the issue of whom is responsible is going back and forth between the POA and the THA. Ms. Podawiltz asked him to e-mail her, as the THA liaison to the POA, and she will pursue it herself.

Gary Smith, SC&C Committee, said the number of infractions outstanding is the lowest it's been in a long time. The office has backed off on issuing notices to clean gutters and roofs because of the recent leaf fall and the holidays. The court reps and Dick Smith continue to do a fine job. The SC&C is still looking for court reps for Desoto and Guadalajara Courts.

Dennis King, chairman of the Finance Committee, said he and treasurer, Sandy Smith, will get together before mid-January to discuss moving funds from operating to capital in various courts, if necessary.

Reporting for the ARC, Dennis King reported there is nothing new since the Working Session on December 3, when he explained about the removal of a privacy partition on the deck between two units in Madrid Courts. The two owners are working it out. However, a building application to replace the partition still has not been submitted.

Gary Smith, reporting for the Ad Hoc Collections Committee, reiterated from the Collections Report in November, productive progress regarding long-term past dues; two delinquent townhouses going up for auction in December, two in April; judgments

pending for about \$25,000. Regarding judgments, per law, the THA has to wait in line for other entities to get paid first. As a result, it may not get any money from the procedures and will have to write off the losses. Melissa is doing an exceptional job keeping on top of these issues.

From the Ad Hoc Legal Committee, the report stated nothing new since the last working session regarding the Divino Courts action. The lawyers are working on it. The attorney has received Christina Bates' (nee Counts) deposition and is reviewing it. Other depositions have to be attained.

Bob Peterson, in the audience, strongly complimented the office staff, committee members, Dick Smith and the current board directors for the outstanding job that's being done in the Association.

The 2020 assessment coupons were mailed on December 11 to owners who are not on automatic bank draft.

Larry Draeger made a motion to seat the new and returning Board members. Jean Woodworth seconded it and it passed unanimously. The THA Board then nominated and elected the Board officers:

- Larry Draeger nominated Julianne Henderson for President. Sandy Smith seconded it. Unanimously passed.
- Sandy Smith nominated Charles Derryberry for Vice President. Julianne Henderson seconded it. Unanimously passed.
- Larry Draeger nominated Sandy Smith for Treasurer. Larry Patrick seconded it. Unanimously passed.
- Julianne Henderson nominated Joan Smith for Secretary. Larry Draeger seconded it. Unanimously passed.

A representative from First Arkansas Insurance is invited to attend the Board of Directors Working Session on January 7, 2020 to speak about the Directors' Liability Insurance and the Association's Master Policy.

Terry Arant, court representative from Lanza Courts, observed that the ditches in Lanza, "look great. The crew that blew leaves last week were awesome." Ms. Arant was referring to the unusual amount of leaves and acorns that have fallen this 2019 autumn season. Dick Smith went on to say that a couple of years ago, complete leaf removal was offered to the courts. At that time, only four (4) courts requested the complete leaf removal because there were funds available in their budgets – Castellon, Coronado, Guadalajara, and Valencia. Diana Podawiltz asked if the THA ever checked into using the POA burn pit to have hauled off leaves burned. It is noted that the company that handles leaves for the THA brings in large trucks and takes them to its burn area.

The agenda was set for the Working Session January 7, 2020 at 9:30 am here in the THA Community Center. Julianne Henderson made a motion to adjourn. Larry Draeger seconded. It was passed unanimously. The meeting was adjourned at 10:15 am.