

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

The Board of Directors Working Session was called to order by Vice President Julianne Henderson at 9:30 am. The Pledge of Allegiance was recited. Charles Derryberry led the prayer. Board members present were Julianne Henderson, Larry Draeger, Jean Woodworth, Charles Derryberry, and Joan Smith. Larry Patrick provided a proxy. Dick Smith, Sandy Smith and O.J. Miles were unable to attend. There were 6 audience members in attendance.

Joan Smith, secretary, presented the minutes from the November 5 Working Session meeting and the November 15 Voting Meeting to be voted on at the Voting Meeting on December 13, 2019.

There was no treasurer's report because the meeting is occurring so soon in the month to create the report. Sandy Smith will have it for the December 13 Voting Meeting.

Gary Smith, SC&C Chairman, was unable to attend.

Reporting for the ARC, Dennis King relayed the only outstanding Architectural Review Committee issue is a privacy partition that had been removed on a deck between two units in Madrid Courts. Dennis has spoken to the owners and they are working it out between them. An ARC Building Application has to be submitted to the THA office when the two owners decide how to proceed.

The Ad Hoc Legal Committee has received copies of Christina Bates' (nee Counts) deposition and the committee members will review the 120 pages it contains. Ms. Bates rejected the mediator's recommendation from the October 27th session and refused to negotiate so a court date has to be determined to provide a final judgment.

There is no update on the Divino Court legal action requesting to be added to the HSV Townhouse Association. It has to be researched and confirmed that Divino has enough monetary resources up front to join the THA. In addition, all the owners in Divino Court will have to vote to accept this action. At this time, there is only one owner who has actually initiated the legal proceedings.

The demolition of the two burned out townhouses in Valencia Courts is complete. It has been reported that one entity is purchasing both units. The THA and POA require the demolished units to be rebuilt in a 12-month time frame.

Richard Smith has submitted his resignation from the THA Board of Directors effective December 31, 2019.

The following incumbent Board Directors will be seated at the December 13 Voting Meeting. At that meeting, nominations for, and motions to elect, Board officers will be presented. The newly seated members will assume their positions as of January 1, 2020. Per the HSVTHA By-Laws, the Board of Directors elects the officers.

Dennis Simpson - Castellon and Madrid Courts

Sandy Smith – Majorca 4 Courts

Joan Smith – Majorca 4 Courts

Jean Woodworth – Majorca 2 Courts

The agenda was set for the Voting Meeting on December 13, 2019 at 9:30 am here in the THA Community Center. Julianne Henderson made a motion to adjourn. Jean Woodworth seconded. It was passed unanimously. The meeting was adjourned at 9:48 am.