

Hot Springs Village Townhouse Association
Voting Meeting of the Board of Directors
January 17, 2020

The Board of Directors Voting Meeting was called to order by President Julianne Henderson at 9:30 am. Board members also present were Charles Derryberry, O. J. Miles, Joan Smith, Larry Patrick, Sandy Smith, Jean Woodworth, and Dennis Simpson. The Pledge of Allegiance was recited. Charles Derryberry led the prayer. Larry Draeger had provided a proxy. A quorum was present.

There were 7 audience members in attendance.

Joan Smith, secretary, made a motion to accept the minutes from the December 3 Working Session meeting and the December 13 Voting Meeting. Sandy Smith seconded the motion; motion carried unanimously.

Sandy Smith, treasurer, reported the P & L's and cash figures from December will be available when all paperwork is put together. Any Board member can sign-off on the petty cash funds.

Progress Report - Richard Smith (Included on next page.)

Taylor Horton with First Arkansas Insurance presented the current Directors' and Officers' Insurance Policy. He also had the new Executive Committee Board members sign the current policy. He stated the policy is up for renewal in the end of January 2020. He will be researching other companies to compare rates to present to the Board. He said that right now the THA is an open client and it is difficult to get bids from other companies similar to what is already in effect until it closes. Taylor said he anticipates a small increase with the current company due to the wrongful termination suit and the additional employee. Possibly about 8%.

Diana Podawiltz, POA Liaison, reported her focus was the POA's election changes: ballots collected at a POB to be turned over to an election committee; one ballot only per voter (no excuses); no blind draw for position on the ballot – it will be random as ballots are printed so each candidate will get 2000 times at the top of the list. Ms. Podawiltz also said the POA is soliciting applicants for the newly established Finance Committee. She reported on the 2020 marketing contract and other marketing figures. She asked for an update on the leaf issue discussed at the December 13, 2019 THA meeting when she suggested the THA could contact the POA to use its burn pit for disposing of excess leaves. Dick Smith said the grounds maintenance company the THA uses has its own burning site so there was no need to pursue with the POA. Also, there is nothing new on the gate situation. It may have to be restarted next year.

Gary Smith, SC&C Committee, said there isn't much happening at this time because of the weather. Painting and power washing are put on hold until better temperatures. Gary said, thanks to Dick Smith, his job is much easier. For example, when it had been reported to him that 2 or 3 units needed to be looked at, Dick had already addressed the issues.

In reporting for the Collections Committee, Chairman Gary Smith said one owner, on a payment plan, has submitted 3 bad checks. The attorney is pursuing further action. The townhouse that was up for auction on January 15 did not sell, so it went back to the bank. The number of long-term past dues is not increasing, but, obviously, the amount of past due increases each month. However, the appropriate legal actions are in place for these units and the THA is at a stage where it is in control.

Charles Derryberry, chair of the Ad Hoc Legal Committee, said he has been exchanging voice messages with the THA attorney regarding the Divino Courts procedure. Gary Smith asked if the THA does not want to accept Divino Courts. The answer was, yes, Divino Court was rejected by the THA in 2001. However, if the judge rules that the THA doesn't have a choice, then Divino would need a significant amount of funds up front to cover its operating costs.

The owner of 22 Destino Way, one of the burned-out units, is going to re-build. Talks are still going on with the owner of #20. Unit #18 has been sold to a new owner and is being cleaned out for remodeling.

The Majorca 2 ditch will be cleaned out by the THA. The Board believes it is a POA Public Works responsibility, but the POA is researching easements and defined responsibilities between the two entities, so may not get to it in a timely manner. The THA wants it cleaned. More talks are in the works regarding the defined responsibilities and easements (which had seemed to be appropriately defined in the individual Declarations and Covenants in the past.)

Julianne Henderson made a motion to accept the Director' and Officers' Insurance Policy. Charles Derryberry seconded. It passed unanimously.

The agenda was set for the Working Session on March 3, 2020 at 9:30 am here in the THA Community Center. Julianne Henderson made a motion to adjourn; Charles Derryberry seconded it. It was passed unanimously. The meeting was adjourned at 10:20 am.

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## **Progress Report January 17, 2020**

The trimming of trees and removal of dead or dangerous trees has been done in Desoto, Coronado, La Coruna, Lanza, Segovia, and Valencia.

New garbage cans replacing damaged ones in Madrid and Guadalajara.

New corral gate in LA Coruna.

Replaced water faucet in kitchenette in Community Center.

Cleaned out storeroom at Community Center and installed shelves. Boxes of documents placed in order on the shelves.

Steel pipes cut out in Desoto, left from the old mailbox stands.

Temporary fence installed at burned out units in Valencia, to prevent anyone from falling 15 foot to a concrete bottom floor of those units.

Old garbage cans removed from storage shed, taken to Garland County Land fill.