

Hot Springs Village Townhouse Association
Working Session of the Board of Directors
March 3, 2020

The Board of Directors Working Session was called to order by Julianne Henderson, President, at 9:30 am. The Pledge of Allegiance was recited. Charles Derryberry led the prayer. Board members present were Julianne Henderson, O.J. Miles, Larry Draeger, Larry Patrick, Sandy Smith, Charles Derryberry, Joan Smith, Jean Woodworth, and Dennis Simpson. There were 10 audience members in attendance.

Joan Smith, secretary, presented the minutes from the January 7 Working Session and the January 17, 2020 Voting Meeting to be voted on at the Voting Meeting on March 13, 2020.

Sandy Smith, treasurer, distributed the January P & L's to the Board members. She said the prepaids were reported twice a year, in January and June. The Finance Committee did not find it necessary to move any funds from operating to capital. Special POA pick-ups, where the owners of the items to be picked up are not known, are added to the THA water bill from the POA. The treasurer then records the correct amounts to the court where the pick-up was needed.

Gary Smith, speaking for the Ad Hoc Collections Committee, said the THA will eventually receive money when delinquent properties are sold.

Dennis Simpson, commenting for the ARC, reported there are several townhouses in Castellon Courts that had original wooden shakes on the sides of the units. Several owners in the court applied for, and were approved, to install a new poly/vinyl type product. Dennis said it looks incredible. It has been a great improvement.

Charles Derryberry reported for the Ad Hoc Legal Committee. Divino Court, he said, is still in "limbo." Regarding the Wrongful Termination Lawsuit, he is waiting for more depositions to be sent out and completed. The litigation is in the hands of the insurance company.

Gary Smith, chairman of the SC&C, reported he scheduled a meeting in February for the court representatives who make up the Standards, Control and Capital Improvement Committee. He was very happy with the turnout. He said it was the largest attendance in his time on the committee. Things are "pretty quiet" in the courts right now. The court reps are reporting issues and notices are being sent out.

Regarding the re-building of the townhouses that burned in August 2019, the POA has approved the re-build of 22 Destino Way. Unit #20 still needs to acquire the permit. The contractor explained that the POA told him, if he paid the \$2500 permit fee, and for some reason the owner didn't rebuild, he would not get the \$2500 back. He said he cannot afford to take that chance. The contractor said he would be able to start the project in 2 weeks and it is hoped both owners will be permitted by then.

O. J. Miles reported there are now 4 owners in Lanza court who have rocked their yards and it looks great.

Dennis Simpson made a motion to adjourn. O. J. Miles seconded. It was passed unanimously. The meeting was adjourned at 10:25 am.