

Hot Springs Village Townhouse Association
Working Session of the Board of Directors
June 9, 2020

The Board of Directors Working Session was called to order by Julianne Henderson at 9:30 am. Board members present were Julianne Henderson, O. J. Miles, Joan Smith, Larry Patrick, Jean Woodworth, Sandy Smith, Dennis Simpson, and Charles Derryberry. Larry Draeger was unable to attend. A quorum was present.

The Pledge of Allegiance was recited. Charles Derryberry led the prayer. There were 7 audience members in attendance.

Joan Smith, secretary, presented the minutes from the January 7 Working Session, January 17 Voting Meeting, and March 3, 2020 Working Session to be voted on at the Annual Voting Meeting on June 19, 2020.

Treasurer Sandy Smith presented the cash and income & expenses reports for January through April 2020. Jean Woodworth asked about moving money into capital and what the "formula" was for this when the unexpected happens. Sandy Smith explained there is no way to predict unexpected expenditures. Money is moved as needed. No formula is needed. Finance Chair, Dennis King, had reported at a previous meeting that there is no need to move any money at this time. Bob Peterson, former THA Board President and townhouse owner, said there is no magic formula. There is operating and reserve with a minimum of 1-year in the reserve. If the Association wants to raise the capital, it must increase the budget.

Gary Smith, reporting for the SC&C relayed that the courts are in good shape. Segovia owners requested a meeting with Dick Smith and Gary. Twelve of 21 Segovia Courts owners were attended and the virus policies were practiced. Cheryl Boehmke, Segovia owner, said it was disconcerting to discover how much owners do not read or find out about their responsibility as homeowners nor the responsibility of the Townhouse Association. Dennis Simpson asked if there was a predominant theme that came out of the meeting. Gary Smith said it seemed that owners do not know what property the lawn contractors take care of or even where their property is; basically boundaries. It was relayed that it was a good meeting and it would be beneficial if all courts could hold meetings like this sometime throughout the year. Gloria Alford from Villa Alegre (51 owners?) reported about court get-togethers that they have in her court and how much they really enjoyed them. O. J. Miles, Lanza Court, said his court has a monthly meeting (16 owners in Lanza). He feels the problem is communication; not that it is not provided – Board meetings, New Owners' Packets, Newsletter, Website. www.hsvtha.com. He said he feels there is no easy solution if people do not read or take advantage of what is available.

Jan Peterson, with the Nominating and Elections Committee, reported there will be directors' terms expiring December 31, 2020. In addition, the Petersons have sold their townhouse, so Jan can no longer be on the N&E Committee. She also chaired the committee. She will meet with Gayle about placing ads in the newspaper to solicit candidates for the Board and the timeline for submitting the ads. An election may be necessary if more than 3 candidates apply. If necessary, the goal is to have an election completed by October. Information describing the Nominating and Elections Committee may be found in the HSVTHA By-Laws, Article VIII, Section 1.

Per Gary Smith of the Ad Hoc Collections Committee, the collections process is in good shape. Melissa in the office has done a great job with collections. She is really on top of it every day. She is outstanding. Legally the THA has done all it can with judgements, liens, and payment plans. Sandy reported the auditor is impressed with the amount of past due funds that have been collected. Jean Woodworth said she is amazed by the lack of assessment increases and thinks it should be addressed in the next budget cycle.

Charles Derryberry stated there is nothing to report at this time from the Ad Hoc Legal Committee. Because of the COVID-19 impact courts have been shut down and there has been little activity. In the Counts-Bates case, the plaintiff is not pushing it.

Bob Peterson, when asked about Jan's and his move out of Valencia Courts, explained they wanted a carport and a single-level home. Mr. Peterson said he felt the THA is very strong. He feels you couldn't get a nicer office staff with sound leadership skills. He said he believes the advisory committees are doing a very good job – SC&C, Nominating & Elections, Finance, Architectural Review, and Ad Hoc Committees. The Board members are very good. They address issues in all the courts, not just their own. Many times, people coming to buy in the Village will stay in a townhouse and first impressions are established. Board members reminded Mr. Peterson that, even though he is no longer a THA member, they hope he can still be called upon for his archival knowledge and insurance expertise.

Cheryl Boehmke, owner, asked that the counting of ballots be clarified for her. Per the HSVTHA Supplemental Declaration of Covenants and Restrictions there has to be 50% of ballots returned by members entitled to vote and 51% of those ballots have to vote "yes" before an issue can pass.

The agenda was set for the Working Session on July 7, 2020 at 9:30 am here in the THA Community Center. Joan Smith made a motion to adjourn. Sandy Smith seconded. It passed unanimously and the meeting was adjourned at 10:15 am.