

**Hot Springs Village Townhouse Association**  
**Working Session of the Board of Directors**  
**January 11, 2022**

The Board of Directors Voting Meeting was called to order at 9:32 am by President Charley Derryberry. The Pledge of Allegiance was recited. Charley Derryberry led the invocation. Board members present were Charley Derryberry, O. J. Miles, Larry Patrick, Dennis Simpson, Joan Smith, Diana Gilbert, and Bill Foulk. Dennis King was unable to attend. Todd Woodward was absent, suffering from pneumonia. There was a quorum present. There were 9 audience members in attendance.

Secretary Joan Smith presented the minutes from the December 7 Working Session and December 17, 2021, Voting Meeting to be approved at the January 21, 2022 Voting Meeting.

Treasurer Dennis King had e-mailed that he was on the downside of the flu/cold, so no report at this time.

Charley Derryberry welcomed new THA Board member, Diana Gilbert. Director Gilbert owns a townhouse in Majorca 2 Courts. Charley thanked her for her involvement and thanked Jean Wood worth, who had just completed her second term on the Board of Directors on 12/31/21.

Gary Smith said he doesn't know of anything seriously pending for the SC&C. Leaf clean-up, as an issue, is winding down. There are just a couple of infractions in the 30-day stage. Gary then presented an application from Jean Woodworth in Majorca 2 Courts. She is requesting to join the SC&C as Majorca 2 court representative. This will be confirmed at the next voting meeting on 1/21/22. Kevin Meacham, GM, reported the THA office will be sending infraction letters to numerous owners in Desoto Courts to address multiple occurrences of wood rot and general exterior maintenance issues. Director Dennis Simpson asked if the owners were notified via regular mail or certified. Gary explained they were sent via regular mail with a follow-up 30 days later.

There was no report from the Architectural Review Committee (ARC) at this time.

Ad Hoc Collections Committee chairman, Gary Smith, reiterated that the delinquencies are in good shape. He said he plans to get together with Treasurer Dennis King to discuss how to proceed regarding the seriously delinquent accounts. He said he wants to point out, once again, the under 60-day delinquencies are less than 1%.

Dennis Simpson mentioned Divino Courts and the Counts' Lawn Care Service suits. Charley Derryberry reiterated both issues have been settled via a judge; the Divino procedure because of inactivity and the Counts' lawsuit concluded with a reasonable judgement. President Derryberry said the Ad Hoc Legal Committee is now currently inactive.

Charley Derryberry made a motion that the THA Board approve the THA 2022 through 2024 Budget, which had been approved by the membership on August 30, 2021. O. J. Miles seconded it and it passed unanimously.

Discussion began regarding an Ad Hoc THA Technology Committee to encourage more interest and participation by owners. After 15 minutes of discussion, it was determined a committee would be formed to include Board Directors, Larry Patrick, Dennis Simpson, Dennis King, and Diana Gilbert. Kevin Meacham, GM, from the THA office said he would participate. Jean Woodworth, homeowner in Majorca 2, said she would also like to be included.

A letter from an owner in Cortez Courts said dead limbs that fall and do damage to a townhouse should not be considered "an act of God." The THA policy was explained. If a neighbor's tree or tree limb falls on another owner's property, it is the owner with the damage who is responsible for payment.

Regarding attendance at meetings by Board Directors, after ten minutes of discussion, President Derryberry said the THA should specify a policy that a director must contact the office to say he/she will not be able to attend.

In the Q&A session, Larry Patrick presented an issue asking the Board to think about visitors, VRBO renters, etc. and electric car hook-ups in the courts. Discussion ensued for fifteen minutes. Larry Patrick agreed to take the lead and research the issue.

Jean Woodworth asked about possible THA liability for the area where the totem pole was approved by the SC&C in Segovia Courts. Discussion followed. No resolution at this time.

Joan Smith made a motion to adjourn. Bill Foulk seconded it and it passed unanimously at 10:34 pm.