

Hot Springs Village Townhouse Association
Voting Meeting of the Board of Directors
January 21, 2022

The Board of Directors Voting Meeting was called to order at 9:30 am by President Charley Derryberry. The Pledge of Allegiance was recited. Charley Derryberry led the invocation. Board members present were O. J. Miles, Larry Patrick, Dennis King, Charley Derryberry, Dennis Simpson, Diana Gilbert, and Bill Foulk. Joan Smith was ill. Todd Woodward had e-mailed his gratitude to his fellow Board members during his recovery from pneumonia. Director Woodworth designated his proxy to Bill Foulk. There was a quorum present. There were 11 audience members in attendance.

Secretary Joan Smith presented the minutes from the December 7 Working Session and December 17, 2021, Voting Meeting. Larry Patrick made a motion to accept the minutes. O. J. Miles seconded it and it passed unanimously.

Treasurer Dennis King presented his report. See included.

Kevin Meacham, General Manager was not in attendance due to covid in his family. As a side note, Bill Foulk asked if buried pipes on Limited Common Property (LCP) ever freeze. It was explained that the only pipes the THA has are for the in-ground sprinkler systems in some courts. The pipes are blown out each fall and the RPZ valves are removed. No one in attendance could recall pipes ever freezing on LCP.

Gary Smith (SC&C Chairman) stated the Standards & Control Committee, made up of court representatives, has put in major effort towards protecting property values in all the courts. Reps report, to the THA office, issues they observe or are alerted to in their courts. The office mails an initial letter to the owner and a copy is sent to the tenant and/or property manager, if applicable; for instance, if it is something the tenant or property manager can resolve (parked cars, storage around townhouse, etc.). If the owner does not respond within 30 days, a penalty letter is mailed to them. They don't necessarily have to resolve the issued within 30 days, but they must respond within 30 days with their plan to correct the issue. Gary said, in the last 30 days, quite a large of infractions have been sent. Gary complimented the court reps and Kevin Meacham for doing a good job on these issues. Gary then welcomed new member, Jean Woodworth, to the SC&C as a court representative for Majorca 2 Courts. Ms. Woodworth had recently completed her second term on the THA Board of Directors and will be a positive addition to the SC&C.

Charley Derryberry then acknowledged David Anderson, owner in Valencia Courts, as the new chairman of the Architectural Review Committee (ARC). Board treasurer, Dennis King, had been the chairman until he became a Board director.

Reporting for the Ad Hoc Collections Committee, Gary Smith said current delinquencies are minimal. He commended Melissa in the office for doing such an excellent job in the collections process.

Dennis King, in discussion about the Ad Hoc Technology Committee, said there is nothing new at this time since the committee is in a development stage.

Next, the Board discussed directors' attendance at meetings. After conferring with the attorney, a meeting is a meeting – working and voting. The THA By-Laws will be reviewed. Discussion followed and this will be added to the agenda for the next Working Session.

Chairman of the Ad Hoc Electric Vehicles Committee, Larry Patrick, began discussion of charging stations, electrical cord placement, obstacles, accessibility, etc. The issues will be looked at from the THA's standing and expanded after that. Add to agenda. Larry asked for volunteers for this committee. Larry Draeger, Balboa Cove owner, agreed to participate. At a later date, an e-mail to all owners will be drafted asking for volunteers.

In a Q & A session, discussion regarding zoom meetings was brought up. More research is needed. Sometimes sound is an issue in buildings such as this THA Community Center building.

Jean Woodworth, Majorca 2 court rep, pointed out that for future reference, it is quite difficult to change by-laws.

Bob Timme, court rep in Lanza court, said that there might be a problem with some crape myrtles in Lanza. He was asked to call the THA office for these kinds of issues. A service request will be created.

Bill Goodwin, Coronado Courts, asked about leaf removal. Again, it was explained about the huge abundance of leaves this year. It was also explained about contractually maintained and unmaintained areas of LCP. The lawn crews will remove leaves on maintained LCP per the contracts. If an owner believes there is an issue that hasn't been addressed, a request can be presented to the office for a meeting with the GM to resolve. Mr. Goodwin also asked about the unsightly black and orange cables that are everywhere in the court. Per discussion it was reported that they are Suddenlink cables. Directors and owners agreed that this is a big issue, but it is very difficult getting any action from Suddenlink. Director Simpson said he has successfully contacted the AR Attorney General's office with other complaints. Mr. Goodwin said he would contact that office.

The agenda was set for the Working Session on March 1, 2022, at 9:30 am here in the THA Community Center. O.J. Miles made a motion to adjourn. Bill Foulk seconded it. It passed unanimously. The meeting was adjourned at 11:14 am.

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1/21/2022

Treasurer's Report

Submitted by: WD King

Petty Cash – Reviewed.

P & L document supplied by Best Management – Not received as of yet. Invoices from 2021 still coming in. Once all are received it will be reviewed. Presented at following meeting.

Insurance – Received Directors Bond – Surety. \$213.00 Paid

Received Directors and Officers Liability Policy. \$10,455.00

This represents a \$1,510.00 increase over the previous policy as a result of two (2) law suits. Expect an increase next year as well.

Cash Balances – To be reviewed once final financials are received.

Options for Protecting Funds – This is being discussed with our bank to determine the best course of action.