

Hot Springs Village Townhouse Association
Working Session of the Board of Directors
March 1, 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 Charley Derryberry, O. J. Miles, Larry Patrick, Dennis King, Joan Smith, Diana Gilbert, Todd Woodward, and Bill Foulk. Dennis Simpson was not in attendance. There was a quorum present. There were 6 audience members in attendance.

Secretary Joan Smith presented the minutes from the January 11 Working Session and January 21, 2021 Voting Meeting to be approved at the March 11, 2022 Voting Meeting.

Treasurer Dennis King presented the Treasurer's Report. See attached. Dennis noted that at this time, the funding is where it should be regarding dollars and cents. Overall the budget is just getting started.

David Anderson, reporting for the ARC, said he and committee member, Doug Butler, have looked at three properties. One project is already finished and looked good. Another one was a request to remove a glass sliding and replace it with a large window. The third application was in Coronado Courts. The owner applied to build a wheelchair ramp. The ARC determined there needed to be a "re-do" of the terrain to accomplish it. This necessitated a new drawing be submitted to the THA which the contractor did furnish.

Gary Smith said there are few infractions outstanding. The court representatives are doing a good job of keeping the office informed of any issues. He said he did expect a few more issues as the weather gets nicer.

Dennis King, in reporting for the newly established, ad hoc Technology Committee, said there is nothing new to report at this time.

Larry Patrick, reporting for another newly established ad hoc committee, Electric Vehicles (EV), presented a draft to the Directors of an e-mail he composed. He said he suggests sending an e-mail to all THA owners asking for interest in the issue of charging stations. Discussion followed. Larry said he would finalize the e-mail and send it to the office to be e-mailed to all owners.

In discussing Directors' attendance at scheduled Board meetings, it was determined that attendance would be conveniently tracked and if a situation arose, it would be addressed per what is already written in the By-Laws.

Director Miles reported that the Lanza Courts sign is deteriorating and thus unsightly. He said GM Kevin Meacham received a bid from one contractor. Discussion followed and it was confirmed that Mr. Meacham can have the sign repaired as a court maintenance expenditure.

Charley Derryberry informed the directors that the Board's Liability insurance policy has been renewed with Traveler's Insurance. He said directors could contact him with any questions about the policy.

Gary Smith, chairman of the ad hoc Collections Committee, asked the Board to consider asking the THA's bookkeeping company, Best Management CO., to create a recovery account so the very, long past due accounts could be charged off, yet the amounts will still be recoverable upon sale. This will be added to the next voting meeting agenda.

Castellon Courts' representative, Jean Roberts, said the lawn maintenance crew had not been in Castellon for several months. Discussion followed. GM Kevin Meacham will arrange a meeting with the lawn crew owner and Gary Smith (SC&C Chairman) to point out issues that need to be addressed. This type of arrangement has taken place in the past and has been beneficial.

Owner Bill Goodwin from Coronado Courts, reported that he did contact the Arkansas Attorney General's office about all the orange cables that Suddenlink installers have left exposed all over the Village. He said it took perseverance, time and sleuthing to find that someone had actually been scheduled to come and look at the orange cables. That was supposed to have been last week (Feb 21 through the 25). However, Mr. Goodwin said, as far as he knew, no one came. Discussion followed. An option might be to get the THA attorney to pursue.

After no further discussion, O. J. Miles made a motion to adjourn. Joan Smith seconded it. The meeting was adjourned at 10:40 am.

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**Hot Springs Village Townhouse Association**

3/01/2022

**Treasurer's Report**

**Submitted by: WD King**

**Petty Cash** – Reviewed and reconciled. Cash Balance \$101.00

**P & I document** supplied by Best Management reviewed. See attached Documentation.

**Overall Budget:** New budget for 2022 in place. Actual expenses now being compared to new budget.

**Cash Balances:** All courts in the black. See attached Documentation.

Sample

Townhouse Owners,

The Hot Springs Village Townhouse Association (HSVTHA) Board of Directors (BOD) has established an ad hoc committee to develop policies, rules, regulations, etc. for individual townhouse owners installing and using Electric Vehicle (EV) charging stations. This isn't an urgent issue but the expectation is that, as more and more EVs become available and sold, EV owners will soon desire to install EV charging stations on or near their properties. This ad hoc committee will address the implications of homeowner installation of EV charging stations from a HSVTHA perspective.

The HSVTHA BOD is asking for volunteers to participate on this committee. If you have an interest, please notify the HSVTHA office. The first meeting of the committee hasn't been scheduled, but expectations are that its initial meeting will be towards the end of March.

Send responses to:

Gayle Annis  
Administrative Assistant  
1 Perralena Lane  
Hot Springs Village, AR 71909  
501-922-1375

Thank you,  
HSVTHA BOD