

**Hot Springs Village Townhouse Association**  
**Voting Meeting of the Board of Directors**  
**March 11, 2022**

The Board of Directors Voting Meeting was called to order at 9:31 am by President Charley Derryberry. The Pledge of Allegiance was recited. Charley Derryberry led the invocation. Board members present were O. J. Miles, Todd Woodward, Larry Patrick, Charley Derryberry, Dennis Simpson, Joan Smith, and Diana Gilbert. Dennis King designated O. J. Miles as his proxy and Bill Foulk designated Todd Woodward as his proxy.

Secretary Joan Smith presented the minutes from the January 11 Working Session and January 21, 2022, Voting Meeting. O. J. Miles made a motion to approve the minutes. Diana Gilbert seconded it and the motion passed unanimously.

Regarding a report from the treasurer, Charley Derryberry announced that, due to the death of Dennis King's brother and family concerns, Director King had told him that he either would have to resign or ask for a lengthy leave of absence. Charley then asked O. J. Miles if he would be willing to cover for Dennis while he stepped away. O. J. graciously agreed.

Kevin Meacham, General Manager presented his Progress report. (See included.) Kevin also reported that he met with all three grounds maintenance companies to review their duties. He said when he arrived in Castellon with the contractor for this court, he "really had to search to find something to complain about." The crew was in the court and were doing a terrific job. He also reported that he had received a call from an owner in Coronado Courts expressing praise and thanks for the work that had been done in that court. Mr. Meacham explained that when concerns come in from an owner, he contacts the contractor to address the issue ASAP. Sometimes things slip through the cracks and then a contractor gets a call, but the contractors readily correct any issues, if in their contract. Many times, they even do more for owners.

Gary Smith reporting for the SC&C relayed that, due to the weather, there was really nothing to report. He said he was going to schedule a meeting with the court representatives for later in the month and will send an e-mail to notify them.

Also reporting for the Ad Hoc Collections Committee, Gary said there was nothing new from what he had reported in the last meeting. He suggested that seven, long-term past due accounts should be charged off. He said the total past due amount is less than \$15,000. This is down from almost \$100,000 over a 3 to 4-year period since he and Melissa in the office have been working on collections. These amounts are typically recovered when a unit sells. The audience applauded Melissa and Gary for this huge accomplishment. Todd Woodward made a motion to accept charging off these seven accounts. Diana Gilbert seconded it. All directors were in favor.

David Anderson, ARC chairman, reported that, since the last meeting, one application to construct a room addition in Balboa Cove was approved. It has been forwarded to the POA Planning & Compliance Department for a permit.

Larry Patrick, chair of the Ad Hoc Electric Vehicles Committee (EVC), said he had an e-mail sent to all owners requesting interest in the subject. He was pleased to report he had received 8 or 9 volunteers for the committee. He said he will schedule an EVC meeting here at the THA Center on March 22, 2022, at 9:30 am. He perceived there is interest in EV charging stations from the general tone of the multiple responses.

Regarding the Ad Hoc Technology Committee, Dennis Simpson, chairman, shared that he had been ill over the last while and had not been able to address it. He said he would like to have a committee meeting, maybe this week. He thanked all the audience members present today and reiterated that one goal of the Tech Committee (TC) will be to make sure owners feel more welcome and important. Also, to increase participation and present "a friendlier face."

Larry Patrick initiated discussion on the HSVTHA parking policies in the courts. Director Patrick said he would research wording and clarify. This will be added to the next meeting's working session agenda on May 3, 2022.

Parking spaces then lead to discussion of owners' platted property. Again, clarification will be researched and explained.

During the Q & A session, a new owner in Desoto Courts asked about court representation. SC&C Chairman Gary Smith asked the owner to meet with him after the meeting and he would explain the Committee's purpose and function. The SC&C is comprised of court representatives. Desoto Courts' rep is Jean Campbell. It was also reported that there is a vehicle being stored under a tarp in front of another owner's townhouse which has not been driven in many months. Now the tarp is being held on with rocks because of the wind blowing it around. Kevin Meacham said he would take care of it. All issues such as this should be reported to the THA office.

The agenda was set for the Working Session on May 3, 2022, at 9:30 am here in the THA Community Center. Joan Smith made a motion to adjourn. Larry Patrick seconded it. It passed unanimously. The meeting was adjourned at 10:25 am.

## **Progress Report**

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Power washing started in La Coruna and Coronado.

Meeting with lawn contract owner in Castellon – pushed leaves further into woods at the end of Calanas by the bridge.

Trimmed trees and cut dead/dangerous trees as necessary.

Moved leaves and piles in Coronado as discussed in the last meeting.

Treated new wood bridge in Castellon.

Put in new handrail in Coronado for stairs going over to the Coronado Center.

Rotted wood planter and debris removed from Desoto. (Not used by anyone and on limited common property – not replaced.)

Drainage issue resolved in Desoto.

Tagged derelict vehicles for towing.

Confirmed infractions completed in various courts.

Reviewed and reported infractions in several courts.