

**Hot Springs Village Townhouse Association**  
**Voting Meeting of the Board of Directors**  
**May 13, 2022**

The Board of Directors Voting Meeting was called to order at 9:35 am by President Charles Derryberry. The Pledge of Allegiance was recited. Charles Derryberry said the invocation. Board members present were Charles Derryberry, O. J. Miles, Larry Patrick, Joan Smith, and Bill Foulk. There was a quorum present. Dennis Simpson, Todd Woodward, Diana Gilbert, and Dennis King were unable to attend. Dennis King was traveling. Diana Gilbert had given her proxy to Todd Woodward who did not attend. Dennis Simpson gave his proxy to Charley Derryberry. There were 18 audience members in attendance.

Charley Derryberry introduced Christina Ellis with ATA (Alexander, Thompson, Arnold) PLLC, who completed the 2021 HSVTHA Audit Report. Ms. Ellis explained that Jordan, Woosley, Crone & Keaton LLC, recently merged with ATA PLLC. The office remains in Hot Springs, along with all files, documents, etc. She then reported the HSVTHA is in a fairly good financial position. The Audit will be posted on the THA website. ATA has no questions and sees no disagreement with the THA according to GAAP (Generally Accepted Accounting Principles) and finds the staff easy to work with. She went on to note one caution from the 2020 report was that the THA has kept all funds in one account at Regions Bank. This amount is not totally FDIC protected. Laura Blocker with Best Association Management Co, LLC had conferred with O.J. Miles – temporarily stepping in for Treasurer Dennis King. They determined the THA should create additional accounts with rotating renewal years. O. J. Miles made the motion to accept a "Corporate Resolution" for Cetera Investment Services to establish CD accounts for the THA. Joan Smith seconded the motion and it passed without dissent.

Charley Derryberry then made the motion to accept the HSVTHA 2021 Audit as presented by ATA, PLLC. O. J. Miles seconded and it passed unanimously with no objections.

President Derryberry introduced Constance Raines, with First Arkansas Insurance regarding Cyber Liability. Cyber liability insurance is an insurance policy that provides businesses with a combination of coverage options to help protect the company from data breaches and other cyber security issues. Charley said he would provide the information Ms. Rainey needs to adequately cover the THA.

Secretary Joan Smith presented the March 1 Working Session and March 11, 2022, Voting Meeting Minutes. O. J. Miles made a motion to accept the minutes. Larry Patrick second the motion and it passed unanimously by those voting.

General Manger, Kevin Meacham presented his Progress Report. (See included.) A question arose regarding weed control in the courts. Kevin reported that the plan is for all spraying to be done by the end of next week. The rainy weather recently has put this project behind a couple of weeks since it should be dry for the spraying to be fully successful. In addition, Kevin explained that the leaves should be blown away from townhouses and onto Limited Common Property (LCP). For any grounds maintenance questions – weeds, mowing, trimming, etc. - owners should call the THA office. Concerns are then addressed with the grounds maintenance companies. In response to a question about power washing trash can enclosures, Kevin said he will look into it and get back to the owner in Castellon Courts. President Derryberry reminded the audience questions should be asked at the end of the meeting. At that time, audience members can stand, state their name and the location of their townhouse.

Kevin then reported that the owners of 19 Lindsay Lane had requested that the THA install a culvert to divert rainwater away from their townhouse. Discussion ensued. It was determined that no motion was needed. THA policy dictates that the homeowner would be responsible for correcting this problem at their own expense. In many cases in the courts, owners have installed sump pumps.

Charley Derryberry, in responding about court parking issues, said it is a monumental project to identify every townhouse parking space. He suggested a survey would be needed before there is any more discussion regarding the two parking spaces vs. one parking space designation as it is written in the THA By-Laws. He also stated that the ADA (Americans with Disabilities Act) does not apply to the Townhouse Association's parking spaces.

Gary Smith, chair of the SC&C, noted the number of court representatives who had attended the meeting and he thanked them for being present. Gary then explained that a number of townhouses in Castellon Courts will be notified

to replace the accent, wooden shakes on their townhouses. He said the SC&C will work with them for an alternative material or solutions to replace the existing shakes. Court-wide, there are few infractions outstanding – mostly for cleaning up the property for appearance’s sake.

Mr. Smith presented an SC&C application from Julian Palinski in Coronado Courts. Mr. Palinski listed the ARC, the Finance, and the SC&C committees on his application. He was unable to attend the meeting, but Gary thanked him for his interest. Gary said he will confer with Mr. Palinski and help him get more familiar with each committee.

Kevin Meacham reported to the Board that the ramp and steps at the THA Community Center should be pressure washed, stripped down to the wood and re-painted with 2 coats which has sand added. Kevin said he has talked to two contactors for bids. Bill Foulk made a motion to approve the project. Joan Smith seconded and it passed unanimously.

In regard to collections, Gary Smith reiterated that delinquencies are less than 1 percent. He praised Melissa in the office for doing an exceptional job of keeping these funds to a manageable dollar amount in a kind and timely manner.

Larry Patrick made motions to make a minor change to the HSVTHA Rules and Regulations and to create an HSVTHA Charging Station Installation Application for installing electric vehicles charging stations. (See attached.) O. J. Miles seconded the motions for both documents. They were passed with no objections.

Dennis Simpson was traveling. No THA Tech Report at this time.

At this time Larry Patrick announced his resignation from the THA Board of Directors as of May 31, 2022. He relayed that he is staying in the Village but moving to another home and thus can no longer be on the board. He said he was grateful for having the experience. Charley Derryberry sincerely thanked him for his service to the Association and said he will be truly missed. The Board and the audience applauded Larry.

During the Q&A session, the following issues were discussed: who votes for the audit – only the Board of Directors; some owners not getting mail – post office issue; update approved paint colors - SC&C project; in community center – update sound system for better hearing, overhead projector, replace batteries in clock - Tech Committee is working on these.

Joan Smith a motion to adjourn the meeting. Larry Patrick seconded the motion. It passed unanimously at 10:45 am.

**Motion by O. J. Miles.....**

**I make a motion to take our current bank account funds and purchase 4 different CDs, through Regions Bank, bought through 4 different banks to expire in 3 months increments. This type of investment will allow ALL HSV-THA funds to be covered by FDIC insurance with no penalty access every 3 months, if and when needed for cash flow.**

## Progress Report

- Dangerous or dead trees cut in Cortez, Valencia, Castellon, and Villa Allegra
- Court Sign washed and stone repaired in Lanza Court- Sign waiting to be painted and then sealed to prevent further damages
- Bridge, handrails, and benches painted in Castellon
- Sidewalks repaired in Madrid and Valencia
- Stairs in Coronado leading over to Coronado Center painted a safety strip across the edge to make more visible
- Bridge and handrails painted in Coronado
- Mowing has started throughout courts as scheduled- Weather permitting
- New pump is in our storage room to replace pump in Coronado courts. It will be installed once the water warms up a little.
- Trash corral gates repaired in Madrid and Segovia
- Clean up of underbrush completed in Majorca
- Replaced flood light on back of THA building and made minor electrical repairs inside the office

### HSVTHA EV Charging Ad Hoc Committee Report

The HSVTHA Ad Hoc Committee formed to address EV Charging Stations met March 22, 2022 in the HSVTHA Club Room with the following attendees:

Larry Patrick - Chairman  
Larry Draeger  
Steve Owen  
Tom Sherril  
Renee Patrick - Secretary

All attendees were townhouse owners and two attendees owned EVs. They were all very interested and instrumental in providing insight into the issues associated with charging EVs.

Based on that discuss the Chairman attempted to address the issues by reviewing HSVTHA procedures to determine if any changes could be recommended to the Board for their consideration. These are his recommendations:

1. A minor change to the Rules and Regulations is recommended. The section entitled Application Procedure for Building and Site Improvements is broad in coverage and could possibly cover EV charging stations without any change. However, the first paragraph could be expanded to reference EV charging stations by changing the second sentence as follows:

"This includes deck extensions, enclosures or additions, awnings, **electric vehicle charging stations**, etc., in/on townhouse units."

2. The second recommendation is to establish a new form named Electric Vehicle Charging Station Installation Application. The form Landscaping Application on Limited Property could be used as a base for creating this new application form.

3. At this time it is probably unnecessary to establish specific requirements for actual installations. Requests for installations will be few in the beginning and each request could be dealt with individually.

These recommendations are hereby submitted as motions for the Board's approval.

Motion 1. A minor change to the Rules and Regulations section named Application Procedure for Building and Site Improvement be made as indicated above.

Motion 2. A new form named Electric Vehicle Charging Station Installation Application be established and posted to the HSVTHA web site.