

**Hot Springs Village Townhouse Association
Working Session of the Board of Directors
May 3, 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 Simpson, Joan Smith, Diana Gilbert, and Bill Foulk. Dennis King was traveling. Todd Woodward did not attend. There was a quorum present. There were 6 audience members in attendance.

Secretary Joan Smith presented the minutes from the March 1 Working Session and March 11, 2022, Voting Meeting to be approved at the May 13, 2022, Annual Voting Meeting.

Charley Derryberry stated the financial reports through April would be available to the Board at the May 13 Voting Meeting. He relayed that Best Assoc. Management Co. is working with ATA on the 2021 THA Audit, which is scheduled to be presented at the May 13 meeting. As a clarification, it was discussed that Working Sessions are to discuss issues which are then voted on at the Voting Meetings.

David Anderson, reporting for the ARC, said there were several deck modifications which the ARC had approved except for an application for 18 Trevino Place in Coronado. The ARC told the workers to stop the exterior work. Also, an upper deck had been started, which was not on the application. The determination, after discussion, was the contractor had to submit a new drawing for the entire project, and a landscape application if warranted. There will be further discussion after the new application is submitted, to be put on the agenda for the May 13 Voting Meeting.

Gary Smith complimented the SC&C as an example of the importance of the court representatives and the good shape the courts are in. He then said he would like to present a motion for an addendum to the THA painting policy. It would state that, when owners request a paint change in their section, all owners in that section have to agree to the color and agree to paint the new color within 6 months. It also addresses door and deck colors. This will be added to the 5/13/22 meeting agenda.

Collections Committee – Gary Smith reported collections continue to be handled really well by Melissa in the office. Thirty days passed dues are less than 1%. The THA will write off about \$15,000 in more than 90 days passed dues which can be collected at time-of sale.

Larry Patrick, reporting for the EV ad hoc committee said he had a meeting on March 22, 2022. (See attached report.) He stated he will ask the SC&C to create requirements to address electric vehicles, either as part of a building application or a separate application. The issue, per Director Patrick, does not display an imminent problem, since there is no one clamoring for them.

Dennis Simpson, reporting for the THA Technology Committee, said the aim is to use technology to encourage better participation and interest in the Townhouse Association. (See included.)

Charley Derryberry reminded the audience of the May 13 Annual meeting. He plans on presenting to the Board the proposals for the 2022 Workers' Comp policy, all showing minimal increases.

Kevin Meacham presented his Progress Report (see attached). It included a bid to correct a drainage issue impacting 2 units in Majorca 2 Courts. After discussion, it will be added to the May 13 meeting for voting.

Larry Patrick offered that he had brought up parking spaces in the courts, but said that after further research, he is comfortable with the THA parking policy as explained in the THA By- Laws.

Charley Derryberry addressed the Board's fiduciary responsibility to protect THA accounts. He said Regions Bank, Best Assoc. Management and O .J. Miles are working together on assuring that the FDIC is appropriately protecting THA funds. A motion will be added to the May 13 meeting to approve these actions to comply with a 2020 Audit recommendation.

Larry Patrick submitted his resignation, effective 5/31/22, due to selling his townhouse property, but staying in the Village. He was thanked for his contribution and the audience applauded.

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

HSVTHA Technology Committee Report May 2022

Met with Kevin Meacham and a couple of other members via zoom and he had some exceptional ideas. We talked about making the website easier to find and more transparent. We talked about down the road being able to possibly make payments online. We discussed possibly making the meetings available on video.

Updating the audio video in the meeting room was discussed. And basically, making technology help us access our membership. We will recap when we have another meeting. I hope Dennis King can join us on that one.

Dennis Simpson
HSVTHA Board of Directors

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

Please see attached bid from H & S Maintenance Inc. This bid is to help prevent water from going under 2 units in Majorca Courts. I've tried multiple contractors and so far this is the only bid I've received. There is no guarantee this will 100% fix the problem. Out of all of the conversations I'd had this seems to be the route everyone is leaning toward doing.

Water is coming down the roadway and puddling in front of 2 units, which then overflows the crawlspace vent covers and goes under the house. The 4-6" culverts referred to in the bid are currently going under the existing sidewalks. There is no record in the file who installed them or when. I have met with the homeowners several times to discuss this issue. They understand that this is something that I cannot approve myself. I felt it best to bring to the board first for discussion in case the board had any input or discussion. If the board sees fit I'd like to recommend that this be either a board decision or put before the court for approval.

APR 21 2022

H & S MAINTENANCE INC.

PHONE 501-767-1146 FAX 501-767-1831 P.O. BOX 3774 HOT SPRINGS, AR 71914
Cell 501-844-7672 hacknevmo@monev2@aol.com

April 21, 2022

**HSV Townhouse Association
Attn: Kevin**

Re: bid - Majorica

We are pleased to submit the following bid:

**Provide service Install concrete retaining wall to divert water. Remove 4-6"
pipes. Install 2-12" culverts.**

Materials and Labor	\$5963.87 no tax
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Thank you,

**John Hackney
H&S Maintenance Inc.**

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.