

Hot Springs Village Townhouse Association
Voting Meeting of the Board of Directors
July 15, 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. Charles Derryberry said the invocation. Board members present were Charley Derryberry, Todd Woodworth, O. J. Miles, Dennis Simpson, Diana Gilbert, and Bill Foulk. There was a quorum present. Joan Smith gave her proxy to Diana Gilbert. There were 16 audience members in attendance.

Charley Derryberry presented a motion to approve the May 3 Working Session and May 13, 2022, Voting Meeting Minutes. Dennis Simpson seconded the motion and it passed unanimously.

General Manger Kevin Meacham presented his Progress Report. See Attached. He relayed that the broken pump in Coronado Courts was repaired. It was a big job and took a long time to repair. Just yesterday he learned that because it took so long, another problem occurred. He said the repair the contractor is working on now will be a more permanent fix. This is a big project, and it should also help the watering on Daganza Place in Madrid Courts. Regarding the pothole that he had the POA repair and was finished two weeks ago on Romera Lane in Cortez Court, he pointed out it had been there for a couple of years. He is going to call the new POA manager in charge of roads. He hopes to discuss the THA and POA working together to get projects like this resolved in a more timely manner.

The THA Architectural Review representative was ill and not available to present a report.

Dennis Simpson introduced Jean Woodward in Majorca 2 Courts. He then made a motion to accept Ms. Woodward's application for the THA Finance Committee. O. J. Miles seconded the motion. It passed unanimously.

Gary Smith, SC&C Chairman, was unable to attend due to a previous appointment. He emailed his report. In the email he explained that all is well with the SC&C. He directed that any questions at this meeting may be asked of GM Meacham. He said there is a vacant townhouse where the roof has fallen in. He said he will be contacting the THA attorney for the best way to approach it from a THA perspective.

Charley Derryberry introduced Stephen Pinkley, Arista Courts. Mr. Pinkley had applied for the SC&C. Director Diana Gilbert moved to approve the application. Todd Woodworth seconded, and it passed with no objection.

Bill Foulk made a motion to accept the SC&C's addendum to the THA paint application. See attached. Dennis Simpson seconded it and it passed after discussion.

President Derryberry reported, in Gary Smith's absence, for the Ad Hoc Collection Committee. The long-term arrears are down drastically, and the THA is, assessment-wise, in as good a shape as ever.

Dennis Simpson, Tech Committee Chairman, reported he has asked Segovia Courts resident, Dan Boehmke, to run an analysis of the office computers to determine the efficiency of the operating systems. Discussion followed. The desired result will a first step to lower operating costs for the THA with installing a new phone system.

During the Q&A session, GM Meacham answered questions pertaining to watering and weeding in the courts.

With no further discussion, Todd Woodworth made a motion to adjourn. Diana Gilbert seconded it and it passed unanimously at 10:50 am.

ROGRESS REPORT

Kevin Meacham

- Dead or dangerous trees cut in Cortez, Valencia, Castellon, Magellan, Villa Allegra, Madrid
- Sign washed, repaired, and painted in Lanza Court
- Bridge and handrails painted in Castellon
- Sidewalks repaired in La Coruna
- Progress Report 7-15-22
- Office front ramp and steps striped and painted with grit texture
- Roadway/Parking pad repaired in Cortez by POA- hole was there for over 2 years
- New pump installed in Coronado- Pipe is broken and working to be repaired
- Major break in main water line repaired in Majorca
- New lawn contractor in place in Majorca to take Ricky Dickson’s place
- Met with James from West Lawn Service- he understood our concerns and admitted where they were failing. Assured me that he and his crew would be working strictly throughout the courts over the next 7-10 days starting 7-14-22.
- Lighting and electrical problems are being repaired in Castellon courts
- Pump and watering up and going in all courts except those previously mentioned that are under repair and 1 section of Madrid Court that we’re waiting on parts to come in to finish repair
- Mailboxes in Segovia courts have been repaired and installed

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**Presented by Gary Smith**

After meeting with the majority of the Court Reps. Recently, it is my recommendation that an Addendum be added to Page 11, Paragraph 4, under Painting/Siding/Roofing in our Rules and Regulations brochure that reads:

“ If an owner in a Section wants to change Paint Colors, the HSVTHA must approve the Color via Application to Paint. Included in this application is a Signed Consent Form from all owners in that structure ( if they do not want to paint this color at this time), approving of same and that they will paint this same approved color within a 6 Month Period, from date of Approved Application. If owner wants to Change color(s) of Existing Door Color, an application must be presented to the HSVTHA.

DOORS: If existing Door is Painted a color different from existing Color, without presentation of said Application, Owner may be requested to repaint Door. Purpose is to have Colors blend with existing Colors in Townhouse Court.

DECKS: If Townhouse Owner is changing existing Color ( Paint/Stain), that Color must match or blend with those Colors of adjoining Townhouses ( if applicable). If Application to Change Color is not presented, Townhouse Owner, may be requested to Repaint/ Re Stain.”