

Hot Springs Village Townhouse Association
Working Session of the Board of Directors
July 5, 2022

The Board of Directors Voting Meeting was called to order at 9:33 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, Dennis Simpson, Joan Smith, Diana Gilbert, Todd Woodward, and Bill Foulk. There was a quorum present. There were 15 audience members present.

Secretary Joan Smith presented the minutes from the May 3 Working Session and May 13, 2022 Annual Voting Meeting to be approved at the July 15, 2022 Voting Meeting.

President Derryberry reported that Dennis King had informed him that, because of travel commitments, he was resigning from the Board of Directors thus leaving the Treasurer's position open. Charley then asked O. J. Miles if he would take over as the Treasurer. O. J. said he would unless anyone of the other Board members would like to. No others stepped forward. This will be voted on at the Voting Meeting on July 15, 2022.

David Anderson, reporting for the Architectural Review Committee (ARC), said there were a few applications for deck replacements and/or extensions. All were properly submitted. No issues.

Charley Derryberry introduced an application from Jean Woodworth, owner in Majorca 2 Courts. Ms. Woodworth is a former Board Director and has applied to join the THA Finance Committee. It will be voted on at the meeting on July 15, 2022.

Gary Smith, Chair of the SC&C, then produced applications from Steve and Virginia Pinkley, Arista Courts owners. A motion to approve the applications will be added to the July 15 Voting Meeting agenda. Gary went on to say he was just this morning informed by a Madrid Courts representative that there is an issue regarding a golf cart trailer being habitually parked on Abaron Place in Madrid Courts. Gary said a court rep had already explained the parking policy to the owner. He said the owner did not agree with the policy. Then a notice had been placed on the vehicle reporting that the THA could have it towed. The owner did remove the trailer at that time. However, the trailer was back again this morning. Gary Smith directed that a letter should be mailed to the owner specifying, if not moved within 15 days, the trailer and vehicle would be towed at the owner's expense. This action is per the THA By-Laws and POA Covenants and Restrictions parking policies.

Reporting for the Ad Hoc Collections Committee, Gary Smith said that the balances past due on accounts that are less than 120 days delinquent are less than 1% and some of those are on payment plans. The THA had recently been notified of a couple of townhouses going into foreclosure. Funds owed the THA will be settled when banks process the actions. Gary said, financially, the courts are in better shape today than they have been in a long time.

Regarding the THA Tech Committee, Dennis Simpson said some goals of the Tech Committee are to re-design the website, improve the audio in the THA community room and create the ability to screen Board meetings (this goal being way down the road at this time.) He said, basically he would like technology to make even better what the THA is doing now.

In New Business, Kevin Meacham reported that the lawn contractor maintaining Majorca 4 Courts has stepped down. Kevin said he has a new contractor to take over at the same cost; a seamless transition starting this date.

Director Gilbert asked about trimming bushes in the courts. Kevin explained that bush/shrub trimming occurs in April, July and September in the courts on Limited Common Property. However, as a courtesy, bushes/shrubs on owners' properties are trimmed as the crews move through the courts.

A homeowner in Segovia Courts complimented Kevin Meacham for the great job he did in getting the damaged cluster mailboxes up and available so quickly after they were accidentally backed into and damaged. The person that did this owned up to it immediately and took full responsibility. Kevin coordinated efficiently with this person, the post office and the repair contractor to get the cluster boxes back in service so quickly.

Kevin said he is working on getting a better watering and mowing schedule and is addressing the weeding and fertilizing' problems with the contractor. Just a note – the lawn services are contracted to be in the courts once a week. The THA does not dictate which day that is.

Issues presented by owners were watering in Castellon, Arista, and Villa Alegre. Weed spraying was discussed by owners in Arista and Segovia Courts. Kevin's previous comment addressed these issues.

Jean Roberts, Castellon Courts representative, reported problems with the lights and the electrical at the court gazebo. Kevin said he will meet with Ms. Roberts on how to proceed and correct.

Jean Woodworth reminded homeowners to call the THA office with maintenance questions and requests. Do not try to handle issues with the maintenance crews.

Bill Foulk presented a motion to adjourn. Todd Woodward seconded it and it passed unanimously. The meeting adjourned at 11:05 am.