



Townhouse Association

LIBRARY SILENCE MUST BE OBSERVED DURING THE BOARD MEETING

HOT SPRINGS VILLAGE TOWNHOUSE ASSOCIATION

VOTING MEETING OF THE BOARD OF DIRECTORS

November 11, 2022 – 9:30 A.M.

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Invocation
- IV. Quorum
- V. Secretary Joan Smith
 - A. Motion to Approve Minutes from the September 6 Working Session and September 16, 2022, Voting Meeting
- VI. Treasurer's Report – O. J. Miles
- VII. Progress Report – Kevin Meacham
- VII. Committee Reports
 - A. Architectural Review (ARC) - David Anderson
 - 1. Motion to Approve Deck Extension Variance in Villa Alegre Courts
 - B. Finance Committee – Jean Woodworth
 - 1. Motion to Approve Application for Melanie Clark - Desoto Courts
 - 2. Motion to Approve Application for Charles Crabtree – Valencia Courts
 - C. SC&CIC – Gary Smith
 - 1. Motion to Approve Application for Catherine Brow – Segovia Courts
 - D. Ad Hoc Committee Reports
 - 1. Collections – Gary Smith
 - 2. Technology – Dennis Simpson
- IX. Old Business
 - A. Motion to Approve THA Rental Standards for Owners/Property Managers
 - B. Motion to Approve Rules & Regulations Parking Policy Update
- Old Business.
- X. New Business
- XI. Set Agenda for Working Session of the Board of Directors on December 6, 2022, at 9:30 AM
- XII. Questions & Answers
- XII. Adjournment

Townhouse owners are urged not to interrupt during the board meeting. Owners will have an opportunity to address the Board at the end of the meeting. Please stand, state your name and court. If you have something to be distributed to the Board members, please give the material to one of the staff members prior to the meeting.

- MOTION BY JOAN SMITH TO APPROVE – September 6 Working Session and September 16, 2022, Voting Meeting Minutes
- MOTION BY O. J. MILES TO APPROVE – Melanie Clark’s Application to the Finance Committee
- MOTION BY O. J. MILES TO APPROVE – Charles Crabtree’s Application to the Finance Committee
- MOTION BY DIANA GILBERT TO APPROVE – HSVTHA Rental Standards for Rental Agencies and Homeowners
- MOTION BY BILL FOULK TO APPROVE – THA Rules & Regulations Parking Policy Update

Delete the following underlined sentence:

THA Rules & Regulations, pg. 3, Parking - Each townhouse owner has the exclusive rights by grant of easement to two (2) parking pads directly in front of or adjacent to his/her townhouse. If the two (2) pads are not available in front of the townhouse, owners may utilize “overflow” parking areas nearest his/her townhouse. Existing carports and or garages are considered parking pads.



Townhouse Association

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RENTAL STANDARDS FOR RENTAL AGENCIES AND TOWNHOUSE OWNERS

1. No townhouse unit may be rented by more than six (6) people for a two-bedroom unit, and eight (8) people for a three-bedroom unit. These numbers include both adults and children. The rental agency/Townhouse Owner should verify total number upon check-in.
2. Renters may occupy only two parking spaces. They should not park in front of other neighbors' townhouses. Additional vehicles must use overflow parking in the court or designated parking in RV or marina areas, as no boats, motor homes, trailers, campers, trucks over one (1) ton, or any commercial vehicles are allowed to park in the townhouse areas. The rental agency should advise guests where these designated areas are located.
3. The rental agency/townhouse owner should advise renters that full-time residents live in the townhouse areas and that inappropriate behavior which disturbs the peace and privacy of neighbors is strictly forbidden.
4. The rental agency/townhouse owner is to be responsible for posting in the kitchen of a rental unit a list of townhouse regulations for garbage/trash disposal, parking, guest behavior, etc. This is to be done in addition to any "packet" the rental agency might provide the guests.
 - a. In the event there is more garbage/trash left by the guests than the unit's trash can will hold, guests should be advised to leave this in the unit, in a tied bag, to be removed by the cleaning people. Cleaning people should be instructed by the rental agency/townhouse owner **not** to place these bags of trash into the bins, as an overflow in the bins attracts birds and wild animals and leaves a mess for full-time residents to contend with. Also, this is in violation of the Arkansas Anti-Litter law, which will be enforced by the police department.
5. The rental agency/townhouse owner is to be aware that quarterly pest control is encouraged.
6. The rental agency/townhouse owner should provide a 24-hour phone number in the event of the need to notify them of a problem.
7. In the event of a long-term renter (30 days or more), the townhouse owner or rental agent is to notify the Townhouse office of the name and phone number of the renter.
8. Pets, where allowed, are to be on leashes at all times when out of doors. Pet owners are responsible for cleaning up after their pets.
9. The owner has the ultimate responsibility for the conduct of short- or long-term renters. If the owner relinquishes this responsibility to the rental agency, it is advised that the THA be notified.

Adopted by the THA Board _____

