

**Hot Springs Village Townhouse Association  
Voting Meeting of the Board of Directors  
September 16, 2022**

The Board of Directors Voting Meeting was called to order at 9:30 am by O. J. Miles. The Pledge of Allegiance was recited, and O. J. Miles said the invocation. Board members present were O. J. Miles, Diana Gilbert, and Bill Foulk. Proxies presented were Dennis Simpson to Charley Derryberry who could not attend, Todd Woodward to Bill Foulk, and Joan Smith gave her proxy to Diana Gilbert. With the three attending directors and 2 proxies, there was a quorum present. There were 10 audience members in attendance.

A motion by Bill Foulk to approve an application to the Board from Dalya Crabtree from Valencia Courts was seconded by Diana Gilbert. A motion by Diana Gilbert to approve an application from Virginia Pinkley from Arista Courts to the Board was presented and then seconded by Bill Foulk. Both votes were in favor and approved unanimously. Ms. Crabtree and Ms. Pinkley were both seated immediately. Dalya Crabtree is completing Dennis King's term which ends on 12/31/22. Virginia Pinkley is completing Larry Patrick's term which runs through 12/31/24. A motion was then made by Diana Gilbert to approve and seat, as of January 1, 2023, Paul Merritt's Board application to replace Joan Smith since her second term ends on 12/31/22. Dalya Crabtree seconded it. It passed unanimously. Mr. Merritt owns a townhouse in Madrid Courts. All three candidates can also serve two 3-year terms of their own.

Diana Gilbert presented the motion to approve July 5 Working Session and July 15, 2022, Voting Meeting Minutes. O. J. Miles seconded it, and the vote was approved unanimously.

O. J. Miles reported there are no shortages in the courts. The THA is financially sound. Talks with the Finance Committee will be started to assure all bases are covered and to begin the groundwork for developing the 2025 through 2027 THA Budget.

General Manger Kevin Meacham presented his Progress Report. See Attached. He also reported the sanitation company was going to start pressure washing the block wall trash corrals this week and will take 1 to 2 weeks to get this done.

The THA Architectural Review representative, David Anderson, reported one application received for a handicap ramp in Valencia Courts. The ARC was unable to approve it because the drawing was not sufficient. The owner will be informed of this decision. There also was one application for a deck extension in Villa Alegre Courts. The POA granted a permit without a THA building application. The ARC determined it would extend onto LCP. The ARC determined the extension could be approved if it was reduced to fit on the owners' property. The THA must have a building application, first, however. The owner did not attend this meeting, but the contractor did, and he disputed that the project extended past the owner's property line. David Anderson will talk further with him. In another discussion, Mr. Anderson said he would look into the ARC allowing, or not, cantilevered decks extending past the property lines.

Reporting for the Finance Committee, Jean Woodworth said the committee will work with the treasurer to get the process started to address the next THA Budget. Ms. Woodworth said the Finance Committee, according to THA By-laws, can have up to 5 (five) committee members. A Desoto Courts owner said she would be interested in applying for the committee. An application will be submitted.

Director Gilbert made a motion to approve Myra Sanders' application for the Cortez Courts representative. Bill Foulk seconded it, and the motion was approved unanimously. O. J. Miles made a motion to approve Brian Parkinson's application for the La Coruna Courts representative. Diana Gilbert seconded it, and the motion was approved unanimously. Bill Foulk made a motion to approve Melanie Clark's application for the Desoto Courts representative. Diana Gilbert seconded and it, too, was approved unanimously.

Various discussions followed regarding an information-gathering meeting with Castellon Courts, court visits by the Board of Directors, court walk-throughs, and availability of plat maps and where to get them. Diana Gilbert made a motion to adjourn. Bill Foulk seconded it and it passed unanimously. The meeting adjourned at 10:20 am.

## Progress Report 9-16-22

- Repaired leaks in sprinklers in Majorca 2 and 4, Villa Allegra, Cortez, Madrid, Balboa Cove, Coronado, and Desoto
- Dangerous and dead trees cut in Lanza, Madrid, Valencia, Villa Allegra, Majorca 2 and 4, La Coruna, and Coronado.
- Weeds sprayed again throughout all courts; extra spraying done as necessary
- Broken sidewalks replaced in Valencia court
- Ground hornets sprayed in Balboa Cove
- Majorca 4-yard crew hired on temporary basis covering maintenance every other week- residents are calling in very satisfied with work so far
- Trash corral in Segovia hit off of foundation. Police were called but there were no witnesses. Block walls have been repaired. Getting scheduled to be painted
- Raccoon trapping in La Coruna, Desoto, and Segovia
- Drainage ditch replaced in Valencia and Castellon
- Repaired rotted wood as necessary in Valencia
- Moved electric wire and buried as necessary in Castellon
- Replaced broken trash cans in Madrid and La Coruna
- Met with POA director over Public Works- they are getting ready to go through each of the courts to start replacing the pipes and covers that come out of the ground for the grinder station clean out