

**Hot Springs Village Townhouse Association**  
**Working Session of the Board of Directors**  
**September 6, 2022**

The Board of Directors Working Session was called to order at 9:30 am by President Charley Derryberry. The Pledge of Allegiance was recited. Vice President Dennis Simpson led the invocation. Board members present were Charley Derryberry, O. J. Miles, Dennis Simpson, Diana Gilbert, Todd Woodward, and Joan Smith. Bill Foulk had reported he was unable to attend. There was a quorum present. There were 20 audience members present.

Board of Director applicants were introduced. Dalya Crabtree, owner in Valencia Courts, applied to replace Dennis King who was completing Sandy Smith's second term ending in 2022. Virginia Pinkley, owner in Arista Courts, applied to replace Larry Patrick who was in his second term ending in 2024. Paul Merritt, owner in Madrid Courts, applied to replace Joan Smith who is completing her second term on December 31, 2022. The applications will be voted on to approve and seat the candidates at the September 16, 2022 Voting Meeting. Mr. Merritt will not be seated until January 2023.

President Charley Derryberry presented the minutes from the July 5 Working Session and July 15, 2022, Voting Meeting to be voted on at the Voting Meeting on September 16, 2022

Treasurer O. J. Miles reported the THA finances are in good condition. The CDs that were created to safeguard money via FDIC are coming due at 3 month intervals. He relayed that the next Finance Committee will have items to discuss relating to the 2025 through 2027 THA Budget at their next meeting. Applications for joining committees are on the website at [www.hsvtha.com](http://www.hsvtha.com) under *Applications & Forms*. Owners in good standing are invited to volunteer. Charley Derryberry thanked O J. for the great job he has been doing as treasurer.

Gary Smith, Chair of the SC&C, was unable to attend. No reports for this committee nor the Ad Hoc Collections Committee at this time.

Kevin Meacham, general manager, touched on repairing leaks in the water systems in various courts; tree and bush trimming/cutting; Majorca 4 issues with contractors' costs and advertising for contractor applications. The Progress Report will be presented at the September 16 meeting.

Reporting for the ARC, Chairman David Anderson said there have been several approved applications for decks and remodeling. In Desoto Courts, an owner submitted, and received, a request for a POA permit, which included a deck extension, without providing a building application from the THA first. Policy is the POA won't give a permit without an approved application from the THA. David had looked at the POA permit request, then at the property and determined the deck expansion would extend onto LCP, so he said the ARC asked for re-submit.

In Gary Smith's absence, Dennis Simpson asked about updating the colors and brands for the courts. This is an SC&C issue and was tabled while appropriate wording is worked out. Then Myra Sanders was introduced as an applicant for court representative for Cortez Courts. This will be voted on at the September 16 Voting Meeting.

Reporting for the Tech Committee, Dennis Simpson said the THA has implemented a new phone system. He pointed out anyone calling will notice the different voice on the answering message. Now calls can be directed to the office personnel more likely to handle the caller's particular question. The new system was considerably more cost effective than the previous one.

In New Business, Kevin Meacham reported that Dennis Simpson and he met with owners in Castellon Courts to discuss projects the owners would like pursued as court funds permit. Projects will be prioritized and put in order of needs and wants. Kevin reported a forester was invited to discuss tree planting, ascetics, drainage, and water flow from property to property in the court.

Castellon owner, Thomas Nesbit, introduced himself and said he objected to issuing an infraction letter to replace the wood shakes he and several other owners were asked to replace. He said he felt it should have been brought to their attention as an informative issue rather than a violation. Discussion followed. Ongoing meetings are being held with the particular Castellon owners regarding this issue, but the infractions have been canceled.

Questions and answers referred to erosion and hazards due to tree roots; accurate plat maps and where to get them; weeds along shorelines (POA); walk-throughs in other court for needs and wants; trash and raccoons; standing water behind unit.

Diana Gilbert presented a motion to adjourn. Joan Smith seconded it and it passed unanimously. The meeting adjourned at 10:45 am.