

Hot Springs Village Townhouse Association
Working Session of the Board of Directors
November 1, 2022

The Board of Directors Working Session was called to order at 9:35 am by President Charley Derryberry. The Pledge of Allegiance was recited. President Derryberry led the invocation. Board members also present were Virginia Pinkley, Dayla Crabtree, Todd Woodward, Joan Smith, Diana Gilbert, and Bill Foulk. O. J. Miles previously notified the directors that he would be out of town. Dennis Simpson was not in attendance. There was a quorum present. There were 27 audience members present.

Joan Smith presented the minutes from the September 6 Working Session and September 16, 2022, Voting Meeting to be voted on at the Voting Meeting on November 11, 2022.

O. J. Miles was unable to attend, but had submitted the Treasurer's Report to be presented at the next Voting Meeting.

Discussion arose regarding the 2024 through 2026 THA Budget and the need to vote on it in 2022 since it is a 3-year budget. Jean Woodworth pointed out the budget is looked at each year, per the THA Covenants and Restrictions, and a vote is needed if there is a change in expenses in the year even though the assessment themselves don't change. Because of this possibility, the budget is voted on each year.

General Manager Kevin Meacham, reporting on the lawn contractor search for Majorca 4 Courts, said he has received only one application from the ad placed on the radio and in the newspaper. The applicant did present himself well. Currently, the interim contractor is servicing the court every 2 weeks and is getting court kudos. A decision will be made with the intent of finding an affordable, but more regular, solution for Majorca 4 with the court funds available.

GM Meacham came upon a situation where the owners of 14 & 16 Trevino Place in Coronado Courts had metal roofs installed with neither a THA application nor a POA permit. The contractor had not followed procedures. The THA attorney advised that a cease work order, inside and out, should be placed. The owner agreed to remove the metal roofs, complete a THA roofing application, and install the approved shingles. A POA permit is still required, also.

In discussing the results of the 9/22/22 Castellon Courts gathering, a list of wants and needs was compiled and prioritized. The THA will work on getting estimates, with safety always being a consideration. The Finance Committee will be consulted after the bids are received.

Reporting for the ARC, David Anderson updated the status of the landscaping application submitted by an owner in Villa Alegre Courts which the ARC had previously denied. The request showed the deck addition would extend beyond the owners platted property. After discussion about the particular location of the property, it was determined that a variance could be approved. It will be officially voted on at the November 11, 2022, Voting Meeting. The application will still have to be sent to the POA for a permit.

Finance Committee Chairperson Jean Woodworth presented applications to the committee from Charles Crabtree (Valencia) and Melanie Clark (Desoto). Their requests will be voted on at the November 11, 2022, Voting Meeting.

Presenting a concern, Gary Smith, SC&C Chairperson, stressed that the leaves will be a bumper crop again this year. He asked that owners have patience, but if they do see a particular concern, call the office. Do not confront the lawn crew. He and Kevin, working together, will address these issues. Gary remarked that in his 15-year involvement with court committees, there have been leaf problems in 14 of them!

Gary also explained, once again, the THA infraction process: infraction reported; letter mailed; no response or correction within 30 days, a monthly \$100.00 penalty notice is sent; no response or correction, a penalty is added to the owner's account.

Due to an accident in Segovia Courts involving a large truck and trailer damaging a trash corral, the SC&C reviewed the THA Rental Standards for updating. The revised Standards will be voted on at the November 11, 2022, Voting Meeting. See

attached. Regarding the accident, a bill for repairing the damaged corral was sent to the owner of the rental property for payment.

Parking Rules and Regulations had also been reviewed and the result will be voted on at the November 11, 2022, Voting Meeting. See attached.

Collections, per Gary Smith, are in good shape. The outstanding long-term arrearages are less than 1%. Down from \$90,000 plus to \$15,000. There are, in place, payment plans, liens and judgments addressing the long-term delinquencies.

Melanie Clark, Desoto Courts representative, asked about parking in her court. Discussion followed regarding additional parking spaces in Desoto Courts.

Cheryl Boehmke, Segovia Courts representative, had asked to address the Board regarding the 3-year THA Budget Cycle as referred to in the THA Governing Documents. The concern being how to pay for services with a budget that extends over a 3-year period. Discussion followed.

During the questions and answers period owners in Cortez Courts and Segovia Courts expressed concern regarding the lawn contractors' performances. Discussion followed. GM Kevin Meacham and SC&C Chairperson Gary Smith will work together to address these issues.

Joan Smith presented a motion to adjourn. Todd Woodard seconded it and it passed unanimously. The meeting adjourned at 11:11 am.