

**Hot Springs Village Townhouse Association**  
**Voting Meeting of the Board of Directors**  
**November 11, 2022**

The Board of Directors Voting Meeting was called to order at 9:35 am by President Charley Derryberry. The Pledge of Allegiance was recited. Charley Derryberry said the invocation. Board members present were Virginia Pinkley, Dalya Crabtree, Todd Woodward, O. J. Miles, Charley Derryberry, Dennis Simpson, and Joan Smith. Diana Gilbert gave her proxy to Joan Smith. Bill Foulk gave his proxy to Todd Woodward. There was a quorum present. There were 14 audience members in attendance.

Charley Derryberry presented the September 6 Working Session and September 16, 2022, Voting Meeting Minutes. Joan Smith made a motion to approve these minutes. Virginia Pinkley seconded the motion and it passed unanimously.

O. J. Miles read the Treasure's Report. (See attached.) Todd Woodward moved to accept the report. Director Pinkley seconded it and it passed with no objection.

General Manger Kevin Meacham presented his Progress Report. See included.

The THA Architectural Review (ARC) chairman, David Anderson updated the Board on the request for a variance for a deck extension in Villa Alegre Courts. He reminded the Board that the application had been conditionally approved but had to be voted on at this voting meeting. The application has been sent to the POA for the ACC review. Charley Derryberry asked that the item be put on the next Voting Meeting agenda for December 6 to see what the POA ACC decides after their ACC meeting.

Jean Woodworth, Finance Committee chairperson, reported that the THA By-laws specify that a maximum of 5 owners can make up the Finance Committee and there are now five. Jean read the responsibilities of the committee (see included.) The Committee will begin working on the THA 2025 through 2027 Budget in 2024. She has the latest report showing *actual vs. budgeted* for each court. The THA will continue to be aware of each court's expenses. The current budget will stay the same through 2024. Funds cannot be taken out of the reserve account for operating expenses. Ms. Woodworth expressed that she and Treasurer Miles are happy with where the Association is at this time. The most important consideration in following a budget is to prevent damaging the THA's non-profit status.

Charles Crabtree from Valencia Courts (Director Dalya Crabtree's husband) was introduced. O. J. Miles made a motion to approve Charles Crabtree for the committee. Dennis Simpson seconded it. Director Miles also moved to approve Desoto Courts owner Melanie Clark's application, who was unable to attend, to the Finance Committee. Joan Smith seconded it, and all were in favor of both motions.

Gary Smith, SC&C Chairman, was unable to attend due to a previous appointment. Charley Derryberry presented Mr. Smith's e-mailed report. See included.

Charley Derryberry also reminded the audience that Gary Smith has resigned from the chairmanship of the SC&C as of December 31, 2022, but he is continuing as the chairperson of the Ad Hoc Collections Committee. Board members expressed gratitude that Gary is staying involved and thanked him for his participation on the SC&C.

Reporting for the Technology Committee Dennis Simpson relayed the office has now moved completely to new phones, saving a significant amount of money each month. He hopes to stream live the THA website and improve access to it. He asked Kevin Meacham to explain how ring doorbell technology can verify lawn maintenance activity in courts. Owners are reviewing ring doorbell video to show activity in their areas. With leaves falling right behind the leaf blowing crews, it can be difficult seeing any work being done. Kevin is receiving weekly reports showing the courts and which dates the crews have been there. President Derryberry clarified that it is very difficult dismissing contractor companies because they do have 3-year contracts. In addition, it is extremely difficult finding replacement companies.

A motion was made by Charley Derryberry to approve the revision of the *THA Rental Standards for Owners/Property Managers*. GM Kevin explained that the major change was to add the word "Owners" along with "Property Managers"

because of the number of owners who rent their units themselves and do not employ property managers. Dayla Crabtree seconded the motion, and it passed without objection.

Todd Woodward questioned the motion to accept deleting the phrase, "Existing carports and or garages are considered parking pads" from the THA Rules and Regulations. It was determined more discussion is needed so, there is no motion at this time. Relating to that Director Woodward brought up the THA policy regarding P.O.D.S. being stored on parking pads in courts for weeks at a time in some cases. This, too, will be added to the next agenda for discussion.

In the questions and answers portion leaf blowing, cost of yearly audits which are required, and the need for further discussion regarding electrical vehicles charging stations were discussed.

Todd Woodworth made a motion to adjourn. Dennis Simpson seconded it and it passed unanimously at 10:45 am.

## **Progress Report 11-11-22**

- New fence/handrails built in Castellon to prevent risk around drop off areas
- RPZ valves removed from sprinkler systems in preparation for winter
- Weekly scheduling report from H & S Maintenance is showing to be accurate
- Dead and Dangerous trees and branches cut from Arista, Cortez, Madrid, Desoto, Castellon, Balboa Cove, La Coruna, Coronado, Villa Allegra, and Segovia.
- Currently working to save dying trees in Castellon and Desoto
- Parking stops put back in place in Coronado
- Fall pressure washing to start in Desoto and Castellon next week
- West Lawn completed follow up treatments as necessary through courts. Additional calls trickle in and they are treating them as they come in.
- Street dug up, installed a culvert, and fixed the road by the POA going across Nacozari lane to drain into the creek. Working to get gutter work done on Presta Mista to tie into the new culvert.
- Recent increase in Community Center rentals. One local church is planning to have a recurring Bible study every two weeks and planning to rent for at least the next year.
- Raccoons trapped in La Coruna
- Safety lighting repaired in Madrid Courts
- Metal roof in Coronado has been removed and shingled with approved color

**Finance Committee.** This committee shall be responsible for the development and oversight of the Association's annual budget, sending it with their recommendations to the Board of Directors for their approval. The committee shall also be responsible for recommending assessment increases and/or decreases to the Board of Directors.

**Standards & Control Committee** is in good shape, with one major issue. We continue to have Lawn Maintenance questions in Majorca 4, which needs to be resolved. It appears that Kevin is getting the Segovia Ct. issue resolved. Collections are in good condition, as we continue to work on long term delinquency. I have talked with Rich (Court Rep. in Balboa Cove) and he has agreed to think about being Chairman of SC&C. David (Court rep in Valencia) indicated he had all he could currently handle.

## **TREASURER'S REPORT – NOVEMBER 11, 2022**

I have completed my personal task of getting our funds covered by FDIC as soon as possible. Now, instead of costing the THA and our courts to have our bank move money every day for FDIC protection, we now will be making money on the funds that were being moved daily, starting in 2023.

All finances are in order currently. We do have some issues, caused by the current very heavy cost inflation to the economy, that is being addressed, concerning the current 3 yr. budget that takes us through 2024. I am currently working with our Finance Committee, the THA General Manager, contractors, and with Best Management, to determine what avenues can be taken to resolve these issues within the limits and borders of our HSV-THA By-laws, Articles of Incorporation, THA Rules and Regulations, the Supplemental Declarations, and most importantly within each court's finances if possible.

It is important to remember that the HSV-THA, the Board of Directors and Treasurer, can only do what our THA rules and regulations allow. Those rules were made originally by Cooper and modified by previous Board of Directors and the THA courts at that time, and NOT by the current BOD. We will do as much as we can within those rules and regulations for the HSV-THA.

Our THA member courts consideration of the BOD, and the rules we must abide by, will be much appreciated. *O. J. Miles*, current Treasurer and BOD member.