

**Hot Springs Village Townhouse Association
Working Session of the Board of Directors
December 6, 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. Charley Derryberry said the invocation. Board members present were Virginia Pinkley, Dalya Crabtree, Todd Woodward, O. J. Miles, Charley Derryberry, Diana Gilbert, and Joan Smith. Dennis Simpson gave his proxy to Charley Derryberry and Bill Foulk gave his proxy to Todd Woodward. There were 11 audience members in attendance.

O. J. Miles read his Treasure's Report which he will present at the 12/16/22 meeting as a motion to be approved. (See attached.) He said he would like to propose a motion to be added to the 12/16/22 Voting Meeting. It would ask the Board to create an Ad Hoc Committee to help determine the possible resolutions for upcoming and current shortages in the THA and some THA courts. The committee should consist of 3 Board members, 3 owners and 3 Finance Committee members. President Derryberry said it would be added to the 12/16/22 agenda for a vote. O. J. also reported he met with the Finance Committee Chair, Jean Woodworth. The report will be filed for reference in discussions regarding the 2025 through 2027 THA budget. The Board will also review establishing an annual budget as opposed to the current 3-year budget.

General Manger Kevin Meacham had provided his Progress Report. Regarding the infraction of large cargo containers referred to in the report, discussion followed. It will be an agenda item for the January 2023 meetings.

The THA Architectural Review (ARC) chairman, David Anderson reported that the request by a Villa Alegre owner to extend a deck onto LCP which the THA ARC approved with the contingency that the POA ACC also approve, was denied by the POA. The POA ACC explained that no one can approve an individual to build on common property or limited common property. Application denied.

Jean Woodworth, Finance Committee chairperson, explained she was creating a worksheet based on line item increases in various courts over the past year to determine possible needs for the next budget. Ms. Woodworth is in favor of the ad hoc committee for creation of the 2025 through 2027 THA budget.

Gary Smith, SC&C Chairman, said the infraction issues in the courts are minimal. There are a few outstanding monthly penalties. The THA automatic bank draft application contains proper wording related to past due assessments and any fees owed to the Association. Gary also reminded owners of the bumper crop of leaves this year and asked them to be patient.

Charley Derryberry also reminded the audience that Gary Smith has resigned from the chairmanship of the SC&C as of December 31, but he is continuing as the chairperson of the Ad Hoc Collections Committee. Board members expressed gratitude for all the successful efforts he put into the SC&C and that he is staying involved in the Collections Committee.

Reporting for the Collections Committee, Gary Smith reported some long-term delinquencies may have to be charged off. Several liens have been filed in the last couple of months, but, generally, collections are very good.

President Derryberry relayed that Dennis Simpson will talk about the Tech Committee at the December 16 meeting.

Director Woodward pointed out, with the increase of new owners in the THA, remodeling projects are also increasing. As a result, trash dumpsters, P.O.D.S., etc. are being brought in while interior work is being done. Discussion followed regarding clarifying and updating THA processes regulating temporary storage containers. It was stressed that these containers must fit into the owner's parking space and should never impede the roadways in the courts. If they are too large for a parking space, they must be parked outside of the court.

Court representative, Melanie Clark from Desoto Courts asked about THA communication with renters. After discussion, it was reaffirmed that the owners are responsible for issues with their townhouses. If renters have concerns, they must

contact the owner. They also can contact the office. It was pointed out that, if there is an issue and the tenant is known to be part of the issue, a letter is mailed to the owner and a copy is sent to the renter as well.

Then Charley Derryberry reminded the audience that this is Joan Smith's second of two terms which expires December 31 also. The Board and audience expressed gratitude to Joan for her service to the THA as well, recognizing them both for the exemplary jobs they have done and wishing them well.

Diana Gilbert made a motion to adjourn. Joan Smith seconded it and it passed unanimously at 10:41 am.