

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

The Board of Directors Voting Meeting was called to order at 9:37 am by Vice-President Dennis Simpson. The Pledge of Allegiance was recited. Dennis Simpson delivered the invocation. President Derryberry had to leave for a few minutes, but did come back shortly for the meeting. Board members present were Virginia Pinkley, O. J. Miles, Charley Derryberry, Dennis Simpson, Joan Smith, Diana Gilbert, and Bill Foulk. Todd Woodward had given his proxy to Bill Foulk. Dayla Crabtree was unable to attend. There was a quorum present. There were 8 audience members in attendance.

Dennis Simpson presented the minutes from the November 1 Working Session and the November 11 Voting Meeting for Secretary Joan Smith. Diana Gilbert made a motion to accept the minutes as written. O. J. Miles seconded the motion and it passed unanimously.

O. J. Miles read the Treasure's Report. (See attached.) Director Miles explained his proposal to create an Ad Hoc committee of 9 members to assist the Finance Committee in creating the 2025 through 2027 THA budget. He suggested that the committee should be made up of 3 owners, 3 Board members and 3 Finance Committee members. O. J. Miles made a motion to create the committee. Joan Smith seconded and it passed without objection. Discussion followed regarding a THA 3-year budget or an annual budget. This will be added to the January meetings agendas.

General Manger Kevin Meacham presented his Progress Report. See Attached. Discussion followed regarding developing THA rules, regulations and policy addressing temporary storage containers of all sizes and types. This issue will be added to the working session meeting on 1/10/23. Kevin also relayed that, with the efforts of Castellon court rep, Jean Roberts, AT&T buried exposed, white cables that had been laying above ground in the court for at least 2 years.

The THA Architectural Review (ARC) chairman, David Anderson was unable to attend. No report at this time.

Jean Woodworth, Finance Committee chairperson, was unable to attend. No report at this time. O. J. Miles interjected that Ms. Woodworth's experience as a long-time owner, former Board member and committee member, is quite familiar with what the THA can and cannot do regarding financial expenditures.

Gary Smith, SC&C Chairman, pointed out that many of this meeting's attendees are court representatives. Gary thanked them for their participation and acknowledged the importance of this committee. Regarding cargo and storage containers, Gary, as current chairman of the SC&C, suggested the THA fine structure should be adjusted to fit the different types of infractions and the seriousness of the infraction. Continuing on he said, that thanks to GM Kevin Meacham the infractions process is working well. He said Kevin is usually one step ahead of him and has the situation under control. Gary introduced Melanie Clark from Desoto Courts. The SC&C elected Ms. Clark chairman. Gary submitted his resignation as of December 31, 2022. However, he will continue as the chairman of the Ad Hoc Collections Committee.

Speaking for the Collections Committee, Chairman Smith reiterated that the long-term and short-term arrearages have been significantly reduced over the last several years. Melissa in the office is diligently keeping on top of the few number of owners who account for most of the delinquencies. Mr. Smith did suggest that the current "cost of goods" has been a burden on owners.

Reporting for the Technology Committee Dennis Simpson discussed different ways the THA could increase owner participation at meetings via technology – skype, zoom, etc. The new technology can make this possible. The audio capabilities in the THA community center would have to be addressed.

The Divino Courts issue was raised once again for discussion. It will be added to the 1/10/23 working session agenda. Charley Derryberry, Dennis Simpson and Kevin Meacham have scheduled a walk-through in Divino Courts on Monday, December 19, 2022.

O. J. Miles reminded the Board that he wanted to make a motion to approve the treasurer's report. Virginia Pinkley seconded it. It passed unanimously.

Todd Woodward, via an email, wanted more discussion regarding the parking issues verbiage in the various THA policy documents. Charley Derryberry requested it be an agenda item for the 1/10/23 working session.

Virginia Pinkley made a motion to adjourn. Diana Gilbert seconded it and it passed unanimously at 11:55 am.

File

HSV-THA TREASURER'S REPORT

December 6, 2022

We are financially doing well in most all of our courts. We do have a couple issues that have occurred, and may occur, with contractors and financing in our courts, and for our THA. I am currently working with Best Management, our Finance Committee and with our General Manager for changes that would be an asset to moving forward.

To address the situation fully, I would like to 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. My recommendation would be 3 Board members, 3 Finance Committee members and 3 THA court owners on this committee.

O.J. Miles, Treasurer HSV-THA

THA Working Session – GM Report for 12/6/22

I'll give a brief description below of some of the items that I was going to discuss in the meeting. As you are already aware I don't like to miss meetings as I know they are important for each of us and all the owners as well. I will follow up with Mrs Gayle on Wednesday morning to go over all that I miss. If at any point there is a question or need that I can help with please feel free to call me as I will have my phone on me.

Issue- large storage container in Madrid court on Cabo Tinoso

The container that we're talking about is approx 40' long and sitting across 4 overflow parking spots while sticking out into the roadway. I have spoken with the contractor, the POA compliance inspector, the HSV PD, and I have emailed with the homeowner (I have forwarded that email on to Charles and Dennis. The office also has a copy of it). The POA has given a "red tag" notice to the contractor which essentially means it is unacceptable and has to be resolved immediately. In speaking to the contractor (Brian Casey of Casey's construction) he felt he wasn't in violation of any rules as he was told he could utilize overflow parking for the container if there wasn't enough parking area in front of the house. His source was a previous POA compliance inspector. I confirmed that it would've been ok to use if the container were to fit in a single parking space, not 4. Mr Casey asked for copies of the violations and rules, I had Mrs Gayle email that over to him and the homeowner so they could both have it. He then told the compliance inspector that he has called the container company to make arrangements to have it moved. Originally he thought they may be able to get it moved in 2-3 weeks. He's supposed to let the compliance inspector know when the scheduled pick up day is. The PD is aware of the situation in case there is an emergency in that area. Luckily it is only blocking 1/2 of the road on a small cul de sac, so there is access around the other side of the circle. A.T. Had brought up this same kind of scenario at a recent board meeting where someone has a POD storage container in front of their house for several months. Looking through our rules and regulations we do not have any wording covering storage containers like these and neither does the POA. They were stepping in to take care of this large container in Madrid calling it a nuisance which they do have authority to take care of. I am in favor of making a procedure for people to follow for storage containers and consequences if the procedure is ignored. Personally I would recommend maybe a time frame based fee per container. We could do a small fee for a short term, medium fee for a longer period and a large fee for a long term. Example- \$100 for 1-15 days. \$200 for 16-30 days. \$300/month for 31 days or more (with a limit of course) or something like that.

Majorca 4 lawn contractor-

Per OJ's request we have resumed a weekly service. I'm hoping once the leaves have all fallen for the winter we will be able to pull off of a weekly service and only treat the area as necessary until spring time. The weekly rate is set at \$550.

Let me know if you have any questions or need anything else.

Thank you all,

Kevin Meacham

General Manager

HSV Townhouse Association