



Townhouse Association

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January 10, 2023

The Board of Directors Working Session was called to order at 9:32 am by Dennis Simpson, Vice President. The Pledge of Allegiance was recited, and Dennis Simpson said the invocation. Board members present were Virginia Pinkley, Todd Woodward, O. J. Miles, Diana Gilbert. Dennis Simpson, Bill Foulk. There was a quorum present. There were 10 people in the audience.

Dennis Simpson was the acting President in lieu of Charley Derryberry resigning from the board January 4, 2023. His resignation was due to health problems.

Paul Merritt, owner in Madrid Courts, was introduced to the board. He applied to replace Joan Smith who completed her second term December 31, 2022. A motion by Diana Gilbert to approve Paul Merritt to the Board and Todd Woodward seconded the motion. Mr. Merritt was seated immediately.

Election of new Townhouse Association Board officers was presented by Dennis Simpson. Mr. Simpson proposed himself as President, O. J. Miles be Vice President, Paul Merritt to Treasurer and Virginia Pinkley to Secretary. Motion was made by Diana Gilbert to except and seconded by Bill Foulk. It passed unanimously.

Diana Gilbert presented motion to approve minutes from December 6 Working Session and December 16 Voting Meeting. O. J. Miles seconded the motion, and it was approved unanimously.

O. J. Miles read the Treasure's report. (See attached) Director Miles explained most issues are related to sudden rise in contractor fees and increased supply cost. These increases are directly related to our current economy. He stated these numbers will be used in the AD Hoc Committee to look for a path forward in 2023 and 2024. He also stated there would be short meeting of this committee at the end of this meeting. Bill Foulk made a motion to approve Treasurer report and was seconded by Virginia Pinkley. The motion was unanimously approved.

There was a discussion about Divino Courts by Dennis Simpson, and he stated the board members were having an Executive Meeting after this meeting to give Board members the latest information.

Jean Woolworth interrupted him to object to any private meeting by the Board members. Mr. Simpson stated this was an issue that had not come up in 20+ years and there were legal matters that were involved and not for public knowledge at this time. The meeting will not be a voting meeting, it will be informational only.

Kevin Meacham, General Manager, was called on for THA Progress Report(see attached). Kevin reported fewer problems this year than in the past. There were no major issues reported after our several days of freezing temps.

THA Architectural Review (ARC) chairman, David Anderson was not present . No report given.

Jean Woodworth, Finance Committee Chairperson, stated she was working on 2023 numbers and several courts appear to be facing some problems with significant deficits. This is taking a while because she is having a difficult time finding the information she needs. Kevin Meacham was asked by Dennis Simpson to help Ms. Woodworth find the information she needed. There was discussions on last rate increase for dues and the fact we have a 3 year budget in place. We will need to be having talks with the Courts soon about maintenance costs increasing and increase in dues.

Diane Kafka, applicant for the Nominating and Election Committee, introduced herself.

Ad Hoc Committee Reports

Budget Committee, O. J. Miles, stated there would be a meeting immediately following this meeting to address 2025-2027.

Collection Committee, Gary Smith, was not in attendance, no report.

Technology Committee, Dennis Simpson, spoke on utilizing Zoom for our meetings. After much discussion, Paul Merritt suggested this be tabled at his time. He suggested a policy be developed for the use of Zoom to be placed in Board Members handbook.

Todd Woodward and Bill Foulk suggested the format for Townhouse Association Board Meetings be changed to monthly and discontinue the Working Session. After much discussion it was decided monthly meetings would be more efficient and all in attendance agreed.

Todd Woodward spoke on policy for contractors' equipment in the courts. Kevin Meacham and Todd Woodward are to create rules and regulations for these issues and come up with prices for fines related to these rules.

Bill Foulk spoke on using e-mail more efficiently to get information to members. Dennis Simpson agreed that better communication was a must.

Divino Courts issue was brought up by Dennis Simpson. He said the THA had been approached by a few owners in Divino Courts asking to come under the THA. Divino Courts had been managed by

Village Villa's since they were built. The owners were notified by the Villa's that after December 31, 2022, they would no longer be their management group. The Board is looking at all options and meeting qualified professionals to resolve this matter.

Jean Woodworth spoke about THA insurance that is coming due.

No new business.

Jean Roberts of Castellon addressed the group and submitted her application to serve on the board.

At 11:02, Dennis Simpson made a motion to adjourn, and Virginia Pinkley seconded the motion. It was unanimously agreed to adjourn.

Minutes submitted by Virginia Pinkley

HSVTHA Board Secretary