



**Hot Springs Village Townhouse Association
Voting Meeting Minutes of the Board of Directors
January 20, 2023**

The Board of Directors Voting Meeting was called to order at 9:34 a.m. by President Dennis Simpson. The Pledge of Allegiance was recited. Dennis Simpson gave the Invocation. Board members present were Bill Foulk, Diana Gilbert, Virginia Pinkley, O. J. Miles, Dennis Simpson, Paul Merritt. Todd Woodward was not present, but Bill Foulk had his Proxy.

There was a quorum present. The audience had 12 in attendance.

Jean Roberts of Castellon Courts was introduced. A motion by O. J. Miles to except her application to the THA Board was seconded by Diana Gilbert. After unanimous approval, Jean Roberts took her seat at the table.

Dennis Simpson introduced the proposal for the new Executive Board. Dennis Simpson, President; O. J. Miles, Vice President; Paul Merritt, Treasurer; Virginia Pinkley, Secretary. Diana Gilbert made a motion to approve, and Jean Roberts seconded the motion. It was unanimously approved.

Diana Gilbert made a motion to increase salaries for THA Administrative Staff. O. J. Miles seconded the motion, and this was unanimously approved. Dennis Simpson explained this was for cost of living and increase in minimum wage.

O. J. Miles gave Treasurer's report (see attached). He stated things were going as planned. Meeting with Ad Hoc Committee is scheduled for tomorrow. The meeting will be in this room, and anyone may attend.

Kevin Meacham, General Manager, was called on for THA Progress Report. Meacham stated we had fewer problems last year than in the past. Recapped the discussion about insurance on Divino Court that was brought up on January 19, 2023, while conferring with Ralph Haynes from Divino Courts. Insurance for limited common property around Divino has been sent for the Underwriters to cover as quickly as possible; hopefully, in the next 7-10 days. He also has meetings set up with lawn contractors to assess and give bids for contracts so he can get numbers to the Finance Committee for budget. He has spoken with Reserve Advisors, the company we used to do Reserve Studies on all courts a few years ago, to get a study done on Divino Courts.

Architectural Committee, David Anderson, stated we had one application. Deck extension at 2 Azucena Lane in Cortez Court.

Finance Committee, Jean Woodworth, told the Board she is continuing to have problems finding the previous Treasurer's forms. He told Jean, the information was in the office computer, none have been located. Ms. Woodworth is going back to 2019 and trying to recreate the spreadsheets. She said we must watch Courts maintenance fees closely because of increases in prices due to the current economy. This will all be discussed in the Ad Hoc meeting January 21, 2023,

Nominating Committee. Diana Kafka withdrew her application.

SC&CIC Committee. Melanie Clark stated she was rescheduling the meeting she had planned for the Standards and Control Committee.

Ad Hoc Committee Reports

2025 thru' 2027 THA Budget, O. J. Miles, informed everyone a meeting of this Committee will be tomorrow in this room.

Collections, Gary Smith, we have significantly reduced long term collections. Delinquent dues are >1%. A few delinquent accounts were written off due to foreclosures, but from point of sale we will start collecting on these accounts. There was a discussion on Lean's and Judgement's on properties that can be used to recover dues owed. Gary said when he and the administrative staff started working on delinquencies, there was \$100,000 owed; it is now under \$25,000. Great job!

Technology Committee, Dennis Simpson, discussed the Facebook Page being set up for Townhome owners. It is a private page and will be closely monitored. Dennis also introduced the rolling television stand and audio speakers that will be utilized in the near future. We will be able to utilize Zoom. Zoom will enable Board members to be present from an off-site area and participate in the meetings.

Under Old Business, Dennis Simpson explained the Board had a conference on January 19, 2023. He introduced Ralph Haynes from Divino Courts. Dennis said our Attorney is still reviewing documents and this remains a pending issue.

A discussion on the verbiage for the proposed THA Parking Policy. (See attached). Kevin Meacham reminded the Board we can have more restrictive rules than the POA Policy, but not less restrictive. This proposal will be reviewed, and adjustments made for vote in the next meeting.

There was a short discussion on changing to a yearly budget and adding a CPI to assist in covering increase in maintenance costs.

Diana Gilbert brought up the need to update many of the THA by-laws that are 20+ years old and need to be brought to today's changing environment. The first of these updates will be to change the Board meetings to once a month. A discussion on how long it took to get approval for Kevin Meacham to get maintenance completed. Because of the meeting schedule, it could take up to 2-4 months for the Board to give the okay. Everyone agreed this was too long and needed to be changed. Discussion on how to start this process ensued. The plan is to have everything in place for a vote at our next meeting. As of now that meeting is in March. Diana Gilbert made a motion to change the THA by-laws to monthly meetings. It was proposed to send out e-mails and Dennis Simpson would put it out on KVRE, the Village radio station. Diana Gilbert made a motion to hold Board meetings once a month. Virginia Pinkley seconded it and it passed unanimously.

Dennis Simpson brought up that in the past a representative from the POA Board would attend the THA Board meetings. After Board changes at the POA in the last few years, this has changed, and no one attends. It is imperative we find a way to improve this relationship in the future.

The meeting adjourned at 10:59 p.m. after a motion by Diana Gilbert, second by Bill Foulk, and unanimous approval by all.

Minutes submitted by Virginia Pinkley

HSVTHA Board Secretary

Sent from my iPad