

Hot Springs Village Townhouse Association - Board Meeting Minutes for Voting Meeting June 16, 2023.

The meeting was called to order by the President, Dennis Simpson, at 9:30am. He opened with a prayer and Pledge of Allegiance.

Members present; Dennis Simpson, O.J. Miles, Paul Merritt, Todd Woodward, Jean Roberts, Bill Foulk and Dick Owen's. Absent were Brian Parkinson and Virginia Pinkley. Kevin Meacham was also in attendance. There was a quorum present. There were 5 members in the audience.

O.J. Miles made a motion to approve the minutes of the May meeting, seconded by Paul Merritt and unanimously approved by the board.

Dennis Simpson welcomed the newest board member, Dick Owens.

The Treasurer report was given by Paul Merritt. Merritt stated he and the Finance Committee with Kevin Meacham had put together the final budgets to be presented to the courts. Final expenses for some courts are waiting on cost of lawn contractors' costs - Majorca 4, Lanza and Divino.

A motion was made to approve a 5th CD, \$250,000 with 5.3% return. Motion to approve by Jean Roberts; 2nd Todd Woodward. It passed unanimously.

ARC - David Anderson reported the committee had approved 2 landscape requests. One request had been denied by the POA.

SC&C - Tom Dean was approved to be assistant court rep in Villa Allegra.

Gary Smith reported 2 units are in litigation and the THA has liens on both units.

Kevin Meacham, General Manager, submitted a progress report. See attached.

No decision on Work Meetings or Meeting dates.

State of Divino - still waiting on Statement of Understanding. There is no set budget due to not having numbers for lawn fees.

A discussion on the cost of voting by mail had risen due to today's postal rates. Dennis Simpson reported he had looked into a few companies that help organizations vote by e-mail. The companies have safe and secure ways to vote using e-mail. The cost for these services is much lower than using the US Postal Service.

Todd Woodward made a motion to amend THA bylaws to include email voting. Second, Jean Roberts. Passed unanimously. PLEASE NOTE....This motion was presented and passed in the April 21, 2023. The Minutes for the April meeting were approved in the May 19, 2023, meeting.

Paul Merritt and the Finance Committee have completed studies and have compiled new budgets for all courts, with exception of Divino. These new budgets were done because of the increase in all costs for maintaining courts due to today's economy.

Todd Woodward made a motion to accept proposed budgets. Jean Roberts 2nd and the board vote was unanimous to accept.

Dennis Simpson presented a presentation on new budgets using pie charts for each court. The charts broke down each court's budget and showed percentages of where monies are used. These charts will be used at the meetings with the individual courts to go over budgets.

The meeting was adjourned at 11:06 a.m.

Thank you, Virginia

June 2023 Progress Report

- *Irrigation system lines moved from culverts in DeSoto
- *RPZ valves all put back on, tested, and working
- *Lake pumps are all hooked up and going- except for 1 in Madrid that is scheduled to be put back in the lake this next week
- *Maintenance crews are working through the courts to replace and/or adjust heads for sprinklers- Arista, balboa cove, Magellan, and Lanza are done with a couple of small exceptions
- *Irrigation system leak fixed in DeSoto
- *Main line break under roadway for Majorca 4 has been dug up and repaired
- *Large puddling parking pad in Valencia has been cut and new grate put in for drainage and retaining wall cut for water exit
- *Sidewalk repaired in Valencia
- *Weed contractor applied additional round for weed control through all courts
- *Pressure washing of all sidewalks, bridges, gazebo, benches, and common areas completed in La Coruna and Castellon
- *Dangerous and dead trees removed in Cortez, Madrid, Valencia, Magellan, Villa Allegra, and DeSoto
- *Meeting scheduled with the owners of the burnt units in Madrid and the POA representative
- *Leaf pile removed in Segovia
- *Petition for leaf removal in unmaintained areas sent out for Cortez to vote
- *Live traps set to catch and relocate raccoons
- **THA Trash contractor is not retiring like an article stated that was published in the Village Voice.