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Board Meeting Minutes for Voting Meeting August 25, 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, Jean Roberts, Richard Owens, Virginia Pinkley, and Brian Parkinson. Meacham, General Manager, was also in attendance. Todd Woodard was on Zoom. Bill Foulk was absent. There was a quorum present. There were 48 members in the audience and 9-14 on Zoom call.

MOTION TO ACCEPT JUNE BOARD MEETING MINUTES

Virginia Pinkley called for approval of June Board meeting minutes, Jean Roberts made a motion to approve the minutes of the June meeting, seconded by O. J. Miles and unanimously approved by the board.

The Treasurer report was given by Paul Merritt. Last month we bought our 5th CD and all are earning between 4-5 % at this time. All courts are in good shape, none are in the negative. The budget committee continues to work on budgets.

ARC- David Anderson was not in attendance.

SC&C - Melanie Clark introduced herself as Committee Chair.

Collections Committee - Gary Smith reported our delinquencies are in very good shape. Long term delinquency is <1%. We do have two units in litigation at this time.

MOTION TO ACCEPT NEW COURT REP APPLICATIONS

Paul Merritt made a Motion to accept 2 new applications for Court Representatives.

Juanita Wilbanks- Cortez Courts and Larry Draeger- Balboa Cove Courts.

Motion seconded by O.J. Miles's. Passed unanimously.

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

Kevin also explained "Red, Yellow, Green System" we will be using to rate our contractors service performance. Our contractors will be sent notification of their standings. Issues with West Pest Control, the company that does our weed control and fertilizing treatments were discussed. There was also a discussion about burned out units in Madrid Courts. A Villa Allegra resident brought up an issue with street work in her area that is causing her issues. Kevin stated he would meet with her at the end of the meeting.

Dennis Simpson discussed TING SENSOR. TING is a technical device that plugs into your home and monitors 24/7 for possible fire dangers hidden in electrical wiring. TING may be free to you through your insurance company.

Budget Committee Report - Paul Merritt stated the committee met, voted on and approved the budgets for a HSVTHA court-wide vote.

MOTION FOR SIGNATURE CARDS

O.J. Miles made a motion— The HSV Town Home Association dictates that as of this date, August 25, 2023, the signees to be on our current Regions Bank Signature Card should only be the HSVTHA President, (currently Dennis Simpson), Vice President (currently O.J. Miles), Treasurer, (currently Paul Merritt), Secretary (currently Virginia Pinkley) and Best Management (currently

Harriett Anne Fuller). Any others should be removed from the Region Bank Signature Card. This motion was seconded by Paul Merritt and passed unanimously.

MOTION TO ACCEPT Statement of Understanding for Divino Courts, date, September 1, 2023.
Paul Merritt made motion, Brian Parkinson 2nd, passed unanimously.

Discussion on implementing newly proposed Budgets. The general consensus was January 1, 2024, with the exception of Divino Courts. Divino Courts budget will be implemented September 1, 2023. Discussion on checks some owners had sent into THA office. The checks will be returned or shredded. NO CHECKS WILL BE CASHED.

MOTION by Paul Merritt to accept the proposed budgets for a system wide vote with exception of Divino Courts, which, in agreement with their owners, is effective September 1, 2023. Motion was seconded by Brian Parkinson and passed unanimously.

Motion by Paul Merritt; By admitting Divino Courts into the HSVTHA system, each owner in Divino Court will be assessed a one-time Special Assessment of \$1,500, for purpose of establishing operating funds effective September 1, 2023.

Motion to set voting dates for Budget was tabled at this time.

NEW BUSINESS

West Pest Control was sent a notice telling them they were in probationary status because of numerous issues in multiple courts. Since that notice our communication from them was that they were talking to management to try and get a plan together. They have not taken any action to date to resolve issues. Kevin Meacham told us a mowing contractor had called him to report an incident in La Corunna Co. The contractor could not attend the meeting today. Paul Merritt requested Kevin to get the contractors information put on paper to document incident.

Kevin Meacham has reached out to another contractor, Colton Hooper, owner of HSV Weed Control. Hooper is interested in proposing a bid to take over this service for the THA. Kevin is meeting with Mr. Hooper Monday to go through each court. Hooper will then present proposal to the Board. This discussion included how the cost of a new contractor to weed and fertilize in the courts would be higher than our current contract with West. Paul Merritt reminded the Board this would present an issue with some courts' budgets because they do not have extra dollars to cover an increase. Dennis Simpson tabled discussion on West.

Motion by Paul Merritt for Board to return to meeting the 2nd Friday of each month as indicated in by-laws after the issues with Divino and the budget proposals are concluded. Virginia Pinkley 2nd the motion and it passed unanimously. The meetings will be at 10:00 am.

New discussion on voting date. It was established that we need a Nominating and Election Committee. Melanie Clark volunteered to Chair this committee.

Motion to adjourn by Virginia Pinkley. Seconded by Jean Roberts. It passed unanimously.

The meeting adjourned at 10:48 am.

Minutes submitted by THA Board Secretary, Virginia Pinkley

August 2023 Progress Report

- 90 Day “red light” probationary period notice sent to West Lawn Service for weed control contract
- Drainage gutter cut into concrete with steel grate top in Madrid Court
- Drainage gutter cut into sidewalk to prevent overflow under houses in Valencia
- French drain and catch basins dug and installed in Castellon
- Dangerous and dead trees/limbs removed from Valencia, Villa Allegra, Desoto, La Coruna, Guadalajara, Majorca 4, Balboa Cove, Castellon, Madrid, and Coronado
- Bush hogging along roadway in Majorca 2 completed
- Sprinkler system maintenance on-going in the majority of the courts with major projects completed in Majorca 2 and 4, Cortez, and Desoto
- Burn units in Valencia are released from investigation. Update letter is being mailed to both of the owners with rules listed for their next steps and timeline for clean-up.
- 3 of the 4 owners from Madrid with a burn unit have confirmed their units are released from investigation. Attempts have been made to contact the last owner to get an update.
- Pump back in the lake and running for Guadalajara
- Sprinkler timer replaced in Majorca 2
- Magellan monument scheduled to be pressure washed and stone replaced this next week
- Appointment to meet with potential new weed control company scheduled for Monday afternoon
- Leak found in community center ceiling from AC unit. Line is cleaned and fixed.

Kevin Meacham
General Manager