

Hot Springs Village Townhouse Association

Board Meeting Minutes for Voting Meeting October 13, 2023.

The meeting was called to order by the President, Dennis Simpson, at 10:00am. He opened with a prayer and Pledge of Allegiance.

Board members present; Dennis Simpson, Paul Merritt, Jean Roberts, Virginia Pinkley and Kevin Meacham, General Manager. Board members on Zoom; Richard Owens, Todd Woodward, Bill Foulk. Brian Parkinson was absent. There were 13 owners in the audience and 3 on Zoom. Courts represented at the meeting; Arista, Magellan, Balboa, Castellon, Majorca 4, Segovia, Cortez, and Coronado.

MOTION TO ACCEPT SEPTEMBER BOARD MEETING MINUTES

Virginia Pinkley called for approval of September Board meeting minutes. Jean Roberts made a motion to approve the minutes of the September meeting, seconded by Paul Merritt and unanimously approved by the board.

The Treasurer report was given by Paul Merritt. As of the end of August, we only have one court that is challenged. That is Arista. Beyond that all other courts are covering their expenses. He stated that CDs are rolling over when they mature.

ARC- David Anderson in attendance. A couple of applications for window and door replacements were approved. A discussion about 39 Calanas ensued. Project at this unit was started without any applications or permits. The THA put a stop on the work and the POA went out and put a stop order on project. An application then was sent to THA and approved by Doug Butler. THA permit approval went to the POA, but no application was ever submitted to the POA and the POA went back out and stopped work again. The owner went on without permit and finished the work. There is still an issue of POA permit and the paint color does not match permitted paint color. Discussion continued about permit issues and board approval when needed.

SC&C Melanie Clark not present. Application submitted from Ray Harmon for Court Rep in Divino Court. A MOTION TO APPROVE application was made by Jean Roberts and 2nd by Virginia Pinkley. Unanimous approval by the Board.

Financial Committee application presented by Paul Merritt, Treasurer, for William Stan Young from Coronado Courts. Mr. Young is a CPA, a controller and private manger in industry. A MOTION TO APPROVE application was made by Paul Merritt and 2nd by Jean Roberts. Unanimous approval by the board. Mr. Young also volunteered to be the Court Rep for Coronado Courts.

A discussion ensued on the need for Court Reps. A suggestion was to have a Court Rep for every 50 units in some of the larger courts. A letter will be sent out discussing these needs and asking for volunteers.

Collections Committee Gary Smith , no report.

GM Progress Report - Kevin Meacham, General Manager, submitted an October progress report. See attached report. Cortez sent out a petition to spend some of the courts money to clean up all unmaintained areas surrounding Cortez Courts. The petition passed 40-3. These areas are unmaintained tree areas behind the homes where lawn crews can blow leaves and where downed trees have been left in the past.

Most courts have these areas behind the townhomes. Cortez has chosen to clean these areas up .

Because of the cost,\$12,000, the General Manager must get approval from the Board to spend these dollars.

MOTION TO APPROVE Cortez Courts petition to cleanup unmaintained areas around Cortez at a cost of approximately \$12,000. was made by Virginia Pinkley and 2nd by Paul Merritt. Passed unanimously.

Majorca 2 irrigation. Meacham stated there are a LOT of problems with the pump and irrigation system in Majorca 2&4. The very large pump services Majorca 2 and 4. It does not run simultaneously. A discussion on the pump pressure ensued. It was noted that two separate irrigation companies looked at the problem and both agreed. The 3 control valves in the ground need to be replaced. Estimates were \$5250 and \$6540 to replace the 3 control valves. These valves only involve Majorca 2. Meacham stated many dollars have already been spent over the years trying to band-aid these problems. Gary Smith made note Majorca 4 has not had water in 3 years. It was noted these issues predate the

current GM and the Board. Meacham noted Majorca is not the only court with pump issues. Meacham is contacting Ken Unger with POA, to ask about the reality of tying into POA water and do away with pumps altogether. That would entail putting in RPZ valves supplying continuous water and put them on a timer. This would do a couple of things; eliminating pump maintenance, not having to worry about lake dredging and building cradles for pumps in the water. This would also do away with the cost to our lawn contractors that are hand watering in courts that have failed pumps. The Treasurer questioned cost of connecting to POA and expense of water and electricity to the court operating budgets. It was agreed this needed more investigation.

The Divino irrigation issue discussion was next. The pump was not working. It was noted that the POA helped our maintenance crew get the pump out of Balboa Lake. The POA sent their barge and some labor to pull the pump up. Once the pump was up and out, it was discovered the pump was no longer in working order. A new pump and cradle built to hold it will be \$5050. Again, the discussion to possibly tie into POA water.

Nomination and Election Committee - Melanie Clark was absent. Kevin Meacham reported on the progress of upcoming election. The proposed email voting company, Election Buddy, appears to be more costly than first expected. It was first said to be \$99 and could actually be \$1700. It was decided the voting date would be extended 3 weeks to give the committee more time to decide on which method of voting would be best. An E-Blast will be sent out to owners about the election.

MOTION TO APPROVE Bob Timme and Richard Zavrel, to Election and Nomination Committee made by Paul Merritt and 2nd by Jean Roberts. Passed unanimously.

MOTION TO POSTPONE THE ELECTION FOR NEW BUDGET ADOPTION FOR NOT MORE THAN THREE WEEKS was proposed by Paul Merritt , 2nd by Jean Roberts. The motion passed unanimously.

NEW BUSINESS - Color Palette discussion ensued. We have approved paint colors on file in the THA office for each court. These colors have not been updated in several years. Requests have been received to update the color palettes with modern paint colors. Dennis Simpson suggested Clara Nicolosi work with Standards and Control Committee on updating color palettes and rules when updating.

Fees and Structures of Fines.... The GM gave an example of a contractor bringing in a shipping container to remodel a unit. The crate took up several parking spaces and blocked emergency vehicles passage. THA fine is \$100 a month if he refused to comply. The POA fine structure gives a 48-hour notification. After 48 hours notification there is a 7-day grace period. After the 7-day grace period it is a \$125 fine and \$25 a day there after. Simpson stated the THA needs to update fine structure an increase our fines.

It was decided the Standards & Control, and the Architectural Review Committees would review the POA's current fine structures and develop a plan for the THA. Todd Woodward agreed to help with these plans.

Dennis Simpson reported there was to be a meeting with West Lawn after this meeting.

Christy Collier from Castellon Courts talked about lighting concerns in her court. Dennis explained there was a plan in the works for low voltage lighting to be installed.

Jean Roberts and the Cortez Court Rep stated the lawn contractor in their courts that are supposed to hand water have not watered this year . Gary Smith, Court Rep for Majorca 4, stated they haven't had water in 4 years due to pipe issues. These issues will be discussed in next meeting.

Motion to adjourn was made by Virginia Pinkley and seconded by Jean Roberts.

The next Board meeting will be November 10th, 2023.

11:30am. Motion to adjourn by Virginia Pinkley, 2nd Jean Roberts.

Minutes submitted by HSVTHA Secretary, Virginia Pinkley.