

# Hot Springs Village Townhouse Association

Board Meeting Minutes for Voting Meeting November 10, 2023, 10:00 am

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, O. J. Miles, Richard Owens and Kevin Meacham, General Manager. Board members on Zoom; Todd Woodward, Bill Foulk. Brian Parkinson was absent. There were 19 owners in the audience and 3 on Zoom. Courts represented at the meeting; Arista, Balboa, Castellon, Marjorca 2, Lanza, Divino, Marjorca 4, Segovia, Valencia, Guadalajara, Cortez, and Coronado.

## MOTION TO ACCEPT October BOARD MEETING MINUTES

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

The Treasurer report was given by Paul Merritt. He stated O. J. Miles just renewed one of our CD's at 5.7%. Merritt discussed how CD profit is divided among courts. Interest income is based on "dollars", how much money a court has, not on number of units in courts. This CD for one year will generate \$14,000. Putting dollars in CD's also decreased the amount of bank charges the THA accounts incurred. O. J. Miles reported bank charges of \$2400. a year.

Merritt reported that the court with financial challenge, Arista, is better than the month before, but still upside down \$250.00YTD. Other courts are in good status.

## ARC- Structure of Fines and Fees.

David Anderson was not in attendance at the 10am meeting but came for the 2pm meeting and gave this report. He reported he had been asked to head a committee to put teeth in our compliance rules to help correct the violations. On the committee; Gary Smith, Richard Zavrel, and Myra Sanders.

Starting out he pulled the THA procedures and then he called the POA for their procedures. He found we have redundant compliance departments between the THA and the POA. Dave talked with the POA Compliance office and asked if there was any distinction in the compliance they look at; single family home or townhouse, he said their compliance rules are for the entire POA. The committee discussed these findings. The committee's proposal is to keep the process as it stands now. The THA office will receive a complaint and send a letter citing the violation. The owner would be given time to respond. Owner will be given 15 days to comply. If no response, the issue would be turned over to the POA. The question was why the Townhouse owners were not treated the same as stand alone houses,

Townhome owners pay POA dues and should receive same services. Kevin Meacham added that the THA has more rules than the POA. After much discussion, it was decided Dave Anderson, Kevin Meacham and Dennis Simpson would set up a meeting with Ken Unger to further discuss this. Anderson also noted the permit process was redundant also.

SC&C Melanie Clark not present. There are three applications from members to be Court Reps.

Suzanne Flannery, Segovia; Stan Young, Coronado; Deborah Denton, Cortez.

Motion to approve all three by O.J. Miles and 2nd by Paul Merritt. Motion passed unanimously.

Collections Committee Gary Smith , no report.

## GM PROGRESS REPORT

Kevin Meacham, General Manager, submitted November's progress report. See attached report.

Dennis Simpson spoke about work in Desoto Courts. The POA has cut down several trees at the front by the Desoto Court sign. The POA Common Properties Committee has given the THA a permit to cut the trees in the area between Desoto Courts and Desoto Golf Course. The permit includes cutting brush on the road entrance to Desoto. The third area to cut brush is on La Vista. There is a large amount of acreage in Desoto.

There was a discussion about Ips Beetles in the Village that are affecting the area. This will be a problem because of the cost the courts will incur when these trees need to be removed.

It was noted that people have been leaving household goods at trash corrals that are not for regular trash pickup. The THA is having to pay to have these items hauled off at the court's expense. If we can find out who is doing this they will be notified and given a bill.

Meacham discussed one of the burned-out units in Valencia. This unit has been taken to the slab. The owner is selling this "as is". The new owner Nancy Beyer, spoke to the Board asking about a timeline to rebuild. Now the timeline for one year starting August 2023. Beyer stated she is a real estate investor, and she is planning to resell and not rebuild herself because the cost to build at this time is not a good time for investors. Paul Merritt suggested, if substantial completion of rebuild is in process prior to the 12 months, the extension could be penalty free. This would all be on a case-by-case review.

Budget Committee - no new business at this time.

#### NEW BUSINESS

Number of Committee Members.

Kevin Meacham, GM, said after reviewing the THA Rules and Regulations there is a cap of 3 members per committee with exception of Standards and Control because it is made up of Court Reps. The By-laws state the Nomination and Election Committee should be made up of 5 members.

Dennis Simpson suggested our By-laws, Rules and Regulations and Policies in some ways conflict.

Simpson suggested a committee be formed to review By-laws, Policies and Rules to identify inconsistencies.

Motion to form a committee to review By-laws and Rules and Regulations for duplications and recommend updates that need to be made was presented by Richard Owens and seconded by Jean Roberts. The motion passed unanimously. Merritt asked Jean Woodworth to be on this committee. The committee will be made up of Jean Woodworth, Stan Young and Nancy Beyer. O. J. Miles will be the board liaison.

#### Audience Comments

Kristy Majeski asked to address the board about speeding in Majorca 4. She lived in Majorca for 12 years, but recently bought a home adjacent to the court. She has asked people to slow down and called the companies' offices to report speeders; UPS, Postman, school buses, etc. She has called the police and they have come a few times but can't be there all the time. Simpson told her he would get a meeting together with Ken Unger and the Police Chief to meet with Ms. Majeski to discuss this matter.

11:18 am - Motion to adjourn by Paul Merritt, second by Virginia Pinkley.

The next Board meeting will be December 8, 2023.

Minutes submitted by HSVTHA Secretary, Virginia Pinkley.