



1 Perralena Lane Hot Springs Village, AR 71909
Phone (501) 922-1375 Fax (501) 915-9347 Email Address hsvthainfo@hsvtha.com
Website www.hsvtha.com

Hot Springs Village Townhouse Association

Board Meeting Minutes for Voting Meeting December 8, 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, and Kevin Meacham, General Manager. Board members on Zoom; Todd Woodward, Bill Foulk. Richard Owen was excused. Brian Parkinson was absent with no advance notice. There were 15 owners in the audience and 3 on Zoom. Courts represented at the meeting; Arista, Balboa, Castellon, Lanza, Divino, Cortez, Coronado, Desoto, and Magellan.

MOTION TO ACCEPT November BOARD MEETING MINUTES

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

Dennis Simpson discussed election results.

The Treasurer report was given by Paul Merritt. Through October all courts except Arista were in good standing. In the future, because of the increase in dues, Arista will be good.

ARC- David Anderson reported the committee approved a full house generator at 135 Empernado Way. 52 Majorca Drive was approved a deck on back of unit. David Anderson also tendered his resignation from the ARC committee.

SC&C Melanie Clark. There was an application by Shannon Fitch to be Court Rep in Castellon Court. This was tabled by Dennis Simpson.

Budget Committee- Jean Woodworth resigned her position on the Budget Committee. Dennis Simpson asked Stan Young to be on this committee and he accepted. Paul Merritt discussed the necessity of having a Budget Committee and a separate Finance Committee. A motion was made by Paul Merritt to combine the Finance and Budget Committee barring anything in the By-laws to prevent this action. Jean Roberts was seconded, and it passed unanimously.

GM PROGRESS REPORT

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

Kevin did a visual presentation of general revue of the past year's progress. He reported that the POA helped with drainage issues due to culvert issues. Kevin also reported the new computer system starts today. The system is called Condo Manager. This is supposed to be a seamless transition.

Dennis Simpson discussed new signs for Desoto and Castellon. Cost was very reasonable, \$200+.

A discussion was introduced by Dennis Simpson and The GM about clearing of brush and trees in Desoto Courts to reclaim the golf course view. There were several bids, see attached. Virginia Pinkley made a motion to except bid by Folsom Tree Service for Desoto project. O.J. Miles seconded and it passed unanimously.

Simpson also reported about the Executive Board meeting held prior to this meeting, concerning employee salaries and raises.

New Business

Number of members on committees. Kevin Meacham reported that there are conflicting findings in Rules and Regulations on how many members are allowed on a committee. The conclusion we understand is there are issues that need to be resolved. The committee that is reviewing rules and regulations is aware of these issues and will be reporting later.

Dennis Simpson talked about having a “potluck” mixer in the THA Conference building. This is something to think about planning in the next few months to give THA owners a chance to meet one another.

O.J. Miles spoke about meeting with Jonathan Huber, Attorney. The meeting discussed delinquent accounts that are repeat offenders. These owners make up a very small percentage of owners, but the debt is significant and must be addressed now. It was discussed to propose late fees and service fees for delinquent dues. These fees need to be established and put in Rules and Regulations.

O.J. Miles made a motion to hire Jonathan Huber as HSVTHA Legal Representative. Jean Roberts seconded with unanimous approval.

Dennis Simpson suggested putting names of business that do handyman work on the THA website.

The next HSVTHA Board meeting is January 12th, 2024.

10:30 am, Jean Roberts made motion to adjourn and seconded by Bill Foulk.

Minutes submitted, Virginia Pinkley, Secretary HSVTHA Board of Directors.