

Hot Springs Village Townhouse Association Working Session of the HSVTHA Board of Directors

February 28, 2017

The Working Session of the Board of Directors was called to order by President Mark West at 9: 30 a.m. on February 28, 2017. In attendance were Secretary Joan Smith, Treasurer Sandra Smith, Ray Drake, Robert Peterson, Todd Phillips, Jean Woodworth, Town House Association General Manager Roger Harper, and THA Administrative Assistant Gayle Annis. Also in attendance were POA liaison to the THA Bob Cunningham, Sandy Johansen from the Village Voice, and several members of the Town House Association.

The Pledge of Allegiance and prayer were led by Roger Harper.

A quorum was noted by President Mark West.

The secretary noted that the minutes from the January 3rd working session and the January 13, 2017 voting meeting will be approved at the March 10, 2017 voting board meeting.

Treasurer Sandra Smith reported that the auditor was in the office on February 27th and will give a report at the May meeting. Clark Simpson Miller (CSM) has given the THA a new agent who is working with us on the audit. Mark commended Sandy for her diligent work on the audit.

THA General Manager Roger Harper reported that Pre-emergent has been applied to 3 courts so far. There have been reports of items placed in the trash corrals that are not household trash. Garland County does not accept anything other than household waste, so the sanitation crew cannot pick up these items. Owners can make arrangements with the POA Public Works Dept. for special pick-ups. He is busy analyzing contractors, etc. and searching for better ways to serve the courts.

Motions will be presented at the next voting Board meeting to accept Mr. (and Mrs.) Larry Draeger as official court representatives for Balboa Cove and Jean Roberts to be reinstated as a court rep for Castellon Court.

If no action is taken by the March 10 voting meeting, a motion to assess penalty will be voted on against the following residences: 12 Abaron Place (Madrid), 14 Lindsay Lane (Majorca 4), and 29 Lindsay Lane (Majorca 4).

Richard Smith of the Finance Committee reported that the committee met at the end of January and will meet again in May. He also expressed that THA dues should remain the same or be reduced in order to keep town house ownership attractive.

The Nominating and Election committee reported the need to get people to apply to fill directors' positions for any upcoming terms.

Ray Drake, Board Liaison to the Ad Hoc Committee on Collections, expressed frustration about the number of THA members not paying dues. Sandra Smith made the point that our collection company that we went with last year is already doing well collecting overdue dues. At the March 10 voting meeting, the board will vote on using an attorney to take action, namely placing liens on property.

Gayle Annis asked for contributions and articles for our spring newsletter.

Ray Drake asked Roger if the courts could have a more common sense approach to watering. His court needs less in the spring and more in the summer when it is hot and dry. Roger said he would look into it. Richard Smith said that our biggest expense is lawn maintenance. He suggested putting gravel on mossy and dirt areas, instead of mowing those areas.

Bob Cunningham from the POA reported that they are initiating three Round Table discussion groups. One will be about Food and Beverages, the second about Pickleball, and the third concerning the Balboa Art Club. These discussion groups will meet in March.

The agenda for the voting meeting of the Board of Directors on Friday, March 10, 2017 will be set.

Sandra Smith made a motion to adjourn, seconded by Joan Smith.

Mark West adjourned the meeting at 10:37.

UNAPPROVED