

HOT SPRINGS VILLAGE TOWNHOUSE ASSOCIATION  
WORKING SESSION OF THE BOARD OF DIRECTORS  
May 2, 2017 - 9:30 A.M.

The Working Session of the Board of Directors was called to order by Sandra Smith, acting as interim president and Treasurer on May 2, 2017 at 9:30 a.m. In attendance were Board Members Sandra Smith, Ray Drake, Elmer Burrall, Jean Woodworth, Todd Phillips, Joan Smith and Bob Peterson. THA General Manager, Roger Harper and several townhouse owners were also in attendance. There was a quorum.

Bob Peterson and Sandra Smith announced the resignation of President Mark West and Vice President R.K. Sanders and asked if any other members were willing to step into these positions. As no one came forward to fill these (2) positions, it was announced that Bill Turner has agreed to return to the board and act as President and Bob Peterson has agreed to act as Vice President to help Bill Turner and will be voted on at the May 12, 2017 Voting Meeting.

Sandra Smith, filling in for Secretary Joan Smith, asked that the minutes from the February 28, 2017 working session and the March 10th Voting Meeting be approved at the May 12, 2017 Voting Meeting.

Sandra Smith, Treasurer asked that the Treasurers report be reviewed for any change or suggestion at the May 12th annual Voting Meeting.

Roger Harper, THA General Manager reported that all is going well. Fertilization will continue and there are changes coming to the lawn care. Trash Collection is going well.

Bob Cunningham, P.O.A. Liaison said he will have information at May 12th Voting Meeting.

Gary Smith, Committee Head of Standard and Control (SC& CIC) stated that Roger Harper will start repairing items with safety being a first priority. Mr. Smith noted that penalty assessment letters have been sent by Certified Mail to 14 Lindsay Lane and 29 Lindsay Lane in Majorca II. Gary also noted on the advice of the THA attorney, the (3) infraction letters have been reduced to (1) letter to shorten the length of time for any improvements to be completed to be voted on at the May 12th meeting. The attorney, Mark Riabe, will send letters regarding abandoned property.

Richard Smith, head of Finance, reported that a meeting was held on April 25, 2017. The next step will be meeting with the Courts to determine what needs to be done

Bill Turner, recently head of the Architectural Committee, reported a need for additional members for this committee.

It was reported by Jan Peterson of the Nominating and Election Committee the application for Susan West and Donella Otter will be voted on at the May 12th Voting Meeting.

Gary Smith leader of the Ad Hoc Committee stated Sandy Smith will be filing (25) liens today with the Court. The lawyer, Mark Riabe, will put together a prototype on collecting.

It was noted that a spring newsletter has been distributed by Gayle Annis and her staff and many good comments have been received.

#### New Business

A. Raymod Hainey will have the renewal of the insurance packet for the THA at the May 12, 2017 Annual meeting.

B. The guest speakers at the annual meeting will be:

1. Dennis Faison, to present the audit.
2. Ricky Middleton, Chief of HSV police.
3. Bob Cunningham, P.O.A. Liaison with an update of POA issues.

The Agenda will be set for the Annual Voting Meeting on May 12, 2017 at 0:30 a.m.

#### Questions and Answers:

Board Member, Ray Drake, suggested some remuneration to board members who perform many extra functions for the board and the THA. It was explained to Ray that this is not permitted per the By-Laws.

Also, Debby Brown and her husband who recently moved to their residence in Madrid Court, were questioning the board on the lawn maintenance and the possible replanting of grass seed near their property. This will be looked into,.

The meeting was adjourned at 10:30 a.m. by unanimous approval.