

REGULAR MEETING OF THE
HOT SPRINGS VILLAGE
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
9:00 A.M., WED., FEBRUARY 21, 2007
OUACHITA BUILDING

A regular meeting of the Hot Springs Village Property Owners' Association Board of Directors was held on Wednesday, February 21, 2007, 9:00 a.m. at the Ouachita Building.

Board members attending were: Vice President Bob Shoemaker, Larry Ebner, Bill Linam and Greta Wolfe. Absent: President Dick Breckon, Mike Misch and Wayne Morrison.

Attending from staff were: General Manager Dave Johnston, Treasurer Wayne Copeland, Attorney Don Schnipper, Asst. to the General Manager Linda Mayhood, Director of Public Safety Laroy Cornett, Director of Public Works David Whitlow, Director of Recreation Larry Koonse, Director of Planning and Inspections Steve White, Director of Golf John Paul, Communications Specialist Stacy Hoover and Secretary Suzette Tadlock.

Also attending were Frank Leeming, Village Voice and Jeff Smith, Sentinel Record.

Approximately 30 people were in the audience.

Call to order: Acting President Bob Shoemaker called the meeting to order at 9:00 a.m.

Prayer/Pledge: Director Larry Ebner gave the prayer followed by the pledge of allegiance.

Guests: Becky DeYoung of Canadian Lakes.

Order of Business: The order of business was approved as submitted.

Minutes: The regular meeting minutes of January 21, 2007 and the work session notes of February 7, 2007 were approved as submitted.

President's Comments: Acting President Shoemaker commented on the reason for President Breckon's absence from the meeting, the recent death of Mrs. Roxy Boal and the 12th anniversary of Dave Johnston as General Manager of the HSV POA.

Board Comments: Members of the Board were called on for their comments.

G.M. Report: Dave Johnston gave the General Manager's Report (see written report attached). Mr. Johnston reported that Directors Misch and Morrison had given their proxies to Director Shoemaker and President Breckon had given his proxy to Director Ebner.

Mr. Johnston reported on the letter of intent signed by Howard County Ambulance Inc., Cedar Mountain Ambulance Inc. and Hot Springs Village POA to transfer responsibility of the ambulance service to POA.

An ad hoc committee was appointed by President Breckon with Dave Johnston serving as Chair, Board of Directors Mike Misch and Wayne Morrison along with three members of the CMAI Board yet to be named to oversee the transfer of the ambulance service to the POA.

Discussion of the General Manager's Report followed. The matter of the parking at Ponce de Leon Center was discussed. An analysis by the staff was requested with recommendations and cost alternatives for presentation to the Board at the April 4, 2007 work session meeting. Acting President Bob Shoemaker requested the staff to wait until after the end of March when the Ponce de Leon Center facility is fully booked.

Treasurer's Report:

Wayne Copeland gave the Treasurer's Report (see written report attached). Discussion followed.

Standing Com. Reports:

Paul Day, Governmental Affairs Committee Chair, reported on Senate Bill 187 and approval of a directional sign at Exit 117 on I30 to Hwy. 5 stating Hot Springs Village 18 miles.

Tom Elliott, Golf Committee Chair, reported on a program for fixing ball marks on greens.

Acting President Shoemaker stated standing committee appointment recommendations for 2007-08 term were due Feb. 26, 2007.

Com. Reports Recvd. & and Filed:

The following standing committee reports were received and filed:

Golf 1-11-07, Governmental Affairs 2-9-07, Lake & Water Mgt. 2-14-07, Natural Resources 1-12-07, Public Works 1-18-07, Recreation 1-7-07, Research and Special Projects None, Social 1-25-07, Trails 1-16-07

Architectural Control Com. Minutes Received: 1-18-07, 2-1-07.

Questions from Audience:

New property owner Tom Wright commented on parking at Ponce de Leon Center and calendar year memberships at Coronado Fitness Center.

UNFINISHED BUSINESS:

Commercial Service Fee: Director Ebner MOVED to exempt from the commercial service charge approved at the January 17, 2007 regular meeting any charitable, educational or religious organization as authorized under Section 501 (c) (3) of the IRS Code. Director Linam SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.

Director Ebner MOVED to further amend the commercial service charge motion approved at January 17, 2007 and the one just approved February 21, 2007. That in the event an exempt property owner leases space to a non- exempt entity, then the exempt entity would be subject to the commercial service charge, and conversely, in the event a non- exempt entity leases space to an exempt entity, then the non-exempt entity would not be subject to the commercial service charge. Director Linam SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.

Appt. to ACC Com.: Director Ebner MOVED that Mr. Bob Kostelecky's application be sent to the developer Cooper Communities, Inc. for recommendation to fill the unexpired term of Jim Rush on the Architectural Control Committee. Said term to expire April 2008. Director Linam SECONDED the motion. The motion was unanimously APPROVED.

Appt. to Trails Com.: Director Wolfe MOVED to appoint Steve Rittenmeyer to fill the remainder of Russ Nooyen's term on the Trails Committee. Said term to expire April 2007. Director Linam SECONDED the motion. The motion was unanimously APPROVED.

Break: The meeting was recessed at 9:55 a.m. to 10:10 a.m.

Declaration Amendments: Dave Johnston discussed Senate Bill 187 and the proposed Declaration amendment titles "POA Policy Enforcement" and "Limited Assessment Authority".

Director Ebner MOVED to amend the specific language with respect to the "Limited Assessment Authority" amendment by eliminating the 5% provision in Article X, Section 3 as identified in the attachment. Director Linam SECONDED the motion. Discussion followed. Members of the audience were called on for their comments. Ron Petti recommended wording "to allow the Board to approve an assessment increase up to but not exceeding cumulative Consumer Price Index increase since the last assessment increase".

Director Linam MOVED to table the motion before the Board at this time. Director Wolfe SECONDED the motion. The motion was unanimously APPROVED.

Dave Johnston will convene the Declaration Committee between now and the March work session to discuss the recommendation by Mr. Petti.

It was suggested this subject be discussed at the March 7, 2007 work session and voted on in a special meeting following the March 7, 2007 work session.

Director Ebner MOVED to set Friday, June 15, 2007 as the date for determining members in good standing and quorum requirements. Director Linam SECONDED the motion. The motion was unanimously APPROVED.

Director Ebner MOVED to establish Tuesday, October 2, 2007 as the date of the election. Director Linam SECONDED the motion. The motion was unanimously APPROVED.

Director Ebner MOVED to retain the services of an independent firm to collect and tabulate the results of the proxy voting documents. Director Linam SECONDED the motion. The motion was unanimously APPROVED.

Expenditures:

The following expenditures were reviewed:

Director Ebner MOVED to approve the purchase of a 1997, 100' Altec Bucket Truck from Mesco Sales of Bluffton, IN. at a delivered price of \$109,000. Unit to be examined upon arrival and determined to be in acceptable working condition and accompanied by a 30 day written guarantee. The total project is \$115,540, including sales tax in the amount of \$6,540. Director Linam SECONDED the motion. The motion was unanimously APPROVED.

Director Linam MOVED to the purchase of 2 Triplex Rotary Mowers for Isabella golf course in amount of \$56,788.51. Director Ebner SECONDED the motion. The motion was unanimously APPROVED.

Director Linam MOVED to purchase three Triplex Reel Mowers for DeSoto, Balboa and Magellan golf maintenance in amount of \$85,407.22. Director Wolfe SECONDED the motion. The motion was unanimously APPROVED.

Director Linam MOVED to purchase two sand trap rakes with front push blade for Ponce and Isabella golf maintenance in amount of \$36,686.61. Director Wolfe SECONDED the motion. The motion was unanimously APPROVED.

Director Linam MOVED to approve purchase of six work carts in amount of \$26,000. Director Wolfe SECONDED the motion. The motion was unanimously APPROVED.

Questions from audience: None

Adjournment: The meeting was adjourned at 10:56 a.m.

President

Secretary