

WORK SESSION NOTES
OF THE HOT SPRINGS VILLAGE
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
9:00 A.M., WED., FEB. 7, 2007

A work session meeting of the Hot Springs Village Property Owners' Association Board of Directors was held 9:00 a.m., Wednesday, February 7, 2007 at the Ouachita Building.

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

Also attending were: General Manager Dave Johnston, Treasurer Wayne Copeland, Asst. to the Gen. Mgr. Linda Mayhood, Director of Public Safety Laroy Cornett, Director of Public Works David Whitlow, Director of Planning and Inspections Steve White, Director of Golf John Paul, Director of Recreation Larry Koonse and Communications Specialist Stacy Hoover.

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

Approximately 17 people were in the audience.

- Call to Order: Acting President Bob Shoemaker called the meeting to order at 9:00 a.m.
- Prayer/Pledge: Dave Johnston gave the prayer followed by the pledge of allegiance.
- Introduction of Guests: Acting President Bob Shoemaker called on guests in the audience. He recognized Board candidates Jeff Atkins, Martin Hanna and Paul Day.
- Order of Business: The agenda was approved as submitted.
- President's Comments: Acting President Bob Shoemaker reported on the increase in the attendees of the Fitness Center.
- Board Comments: None.
- Presentations: Resident property owner Jim Felker addressed the Board relative to his objections to the assignment fee. Mr. Felker asked the Board to reconsider the annual renewal of assignments. Wayne Copeland gave his remarks on this matter. Wayne Copeland was asked to evaluate Mr. Felker's request and bring back to the Board. Mr. Felker was asked to give his requests in writing.

Bill Behan addressed the Board regarding frequent water main breaks on his street on Fachado Drive. David

Whitlow was asked to investigate this matter and report back to the Board.

Gen. Mgr.'s Report:

Dave Johnston gave the General Manager's Report (see written report attached). Mr. Johnston stated Mr. Breckon had left his proxy with Director Misch. Mr. Johnston commented on the following:

- Commended the Public Works staff for their work during the recent ice storm.
- Missed Thursday trash pickups due to snow & ice
- Senate Bill 187
- Garland County Planning Commission
- Benton Chamber of Commerce Banquet

Discussion of the General Manager Report followed.

Larry Ebner commended staff on the operation and construction of the Fitness Center.

The Board discussed the Ponce de Leon Center parking space shortage. Staff was asked to continue to monitor the situation when performances are sold out.

John Paul reported on the status of the Cortez Golf Course renovation.

Wayne Copeland reported Tom Elliott would be serving as consultant to the POA on the Chelsea software conversion and Ithikon's modules.

Standing Com. Reports:

Acting President Shoemaker called on standing committee reports. He reported on the legislative luncheon to be held on Feb. 8, 2007 sponsored by the Governmental Affairs Com.

Break:

The meeting was recessed for a ten minute break at 10:00 a.m.

UNFINISHED BUSINESS:

Commercial Service Charge: Dave Johnston stated there was a need to clarify exemptions of the commercial service charge from being applied to charitable and religious based organizations. He stated this was not clarified in the motion passed at the Jan. 17, 2007 Board meeting. Don Schnipper recommended adding the words religious and charitable organizations should be exempt on all non-CCI commercial entities. Discussion followed. This matter will be on the February 21, 2007 regular meeting agenda.

- ACC Com. Appt.: Steve White discussed the resignation of Jim Rush from the Architectural Control Committee and the recommendation of Bob Kostelecky to fill this vacancy. This matter will be on the agenda for the Feb. 21, 2007 regular meeting.
- Trails Com. Appt.: David Whitlow discussed the appointment recommendation to fill the vacancy of Russ Nooyen on the Trails Committee with Mr. Steve Rittenmeyer. This matter will be on the agenda for the Feb. 21, 2007 regular meeting.
- Proposed Declaration Amendment: Dave Johnston reviewed his memo of Jan. 22, 2007 regarding proposed Declaration amendments (see attached). Discussion followed. This matter will be on the agenda for the Feb. 21, 2007 regular meeting.
- Thanks to the committee members who have worked on this project were expressed.
- Bucket Truck: Wayne Copeland reported on the bucket truck approved at the January 17, 2007 regular meeting. He advised the truck did not pass the mechanic's inspection. A 1997 GMC bucket truck has been found in amount of \$115,540 that was used by Georgia Power and Light. This truck will be on the agenda for the February 21, 2007 regular meeting.
- Questions from Audience: Questions from the audience were fielded.
- Adjournment: The meeting adjourned at 11:07 a.m..