

REGULAR MEETING OF THE
HOT SPRINGS VILLAGE
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
9:00 A.M., WED., MAY 16, 2007
OUACHITA BUILDING

A regular meeting of the Hot Springs Village Property Owners' Association Board of Directors was held at 9:00 a.m., Wednesday, May 16, 2007, at the Ouachita Building.

Board members attending were: Vice President Bob Shoemaker, Bill Linam, Mike Misch, Paul Day, Teri Jackson and Jeff Atkins. Absent: President Dick Breckon.

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

Also attending were Holly Daste, Village Voice and Jeff Smith, Sentinel Record.

Approximately 15 people were in the audience.

Call to order: V.P. Shoemaker called the meeting to order at 9:00 a.m.

Prayer/Pledge: Director Jackson gave the prayer which was followed by the pledge of allegiance.

Introduction of Guests: V. P. Shoemaker acknowledged visitors in the audience.

Presentation: V.P. Shoemaker presented past Board member Ginna Watson with a clock and gavel in recognition of her time on the Board of Directors.

Order of Business: The order of business was amended adding 18 A. Balboa Club Food Operations.

Minutes/Notes: The minutes of the April 18, 2007 regular meeting May 2, 2007 work session notes and May 7, 2007 annual meeting were approved as submitted.

President's Comments: V.P. Shoemaker explained that President Breckon was absent because he was with his wife who was undergoing treatments at UAMS. He also commented on a successful Board Retreat held on May 9, 10 and 11, 2007.

Board Member Comments: V.P. Shoemaker called on members of the Board for their comments.

Gen. Mgr.'s Report: Dave Johnston gave the General Manager's Report (see attached). Mr. Johnston advised that Director Misch had Dick Breckon's proxy for the meeting today. He reported on the Garland County Planning Commission meeting held last night. V.P. Shoemaker stated that Dave Johnston had recently been elected as President of the Community Manager's International Association and Linda Mayhood has been elected President of the Board of Directors of the American Association of Retirement Communities and was attending a Board meeting today in Oklahoma.

Discussion of the General Manager's Report followed. Dave Johnston advised he would be reviewing a new super pavement material on May 30th. Director Linam requested information on Cortez Renovation costs. This matter will be on the June 6, 2007 work session agenda. Director Jackson requested a comparison of citations issued by the Public Safety Dept. compared to the previous year be added to the monthly report.

Treasurer's Report: Wayne Copeland gave the Treasurer's Report (attached). In addition to the finance report he handed out an extended financial report (see attached). Mr. Copeland requested the Board let him know if they wanted any additional financial information to be incorporated into the monthly report.

Standing Com. Reports: V.P. Shoemaker called on standing committee representatives for their reports.

Com. Reports Recvd. & Filed: The following standing committee reports were received and filed: County Ordinance Review 4-5-07, Golf 4-12-07 ; Governmental Affairs None, Lake & Water Mgt. 5-9-07 ; Natural Resources 5-7-07; Public Works 4-19-07 ; Recreation 4-9-07 ; Research & Special Projects none ; Social 4-26-07 ; Trails 4-17-07.

Architectural Control Com. Minutes Received: 4-19-07, 5-3-07

Questions from Audience: V.P. Shoemaker called on questions from the audience.

UNFINISHED BUSINESS:

Resident Survey: Director Jackson MOVED to approve the attached resident survey to capture the information desired by the POA to be sent to all resident property owners as defined above. Director Misch SECONDED the

motion. Discussion followed. The motion was unanimously APPROVED.

NEW BUSINESS:

Committee Chairs: Director Jackson MOVED that Tom Elliott succeed himself as Chair of the Golf Committee for the 2007-08 term. Director Misch SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.

Director Misch MOVED to authorize Shirley Bartle of the Lake and Water Management Comm. to succeed herself as chair for the 2007-08 term. Director Day SECONDED the motion. The motion was unanimously APPROVED.

Coronado Center: Director Day MOVED to approve the rental fee of \$15.00 an hour with a two hour minimum plus set up charges, if any, for the use of the Coronado Community Center's patio. Director Jackson SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.

Audit Comm.: Director Misch MOVED to revise Article XI, Section 8 of the Bylaws to read: "The Board President shall appoint an Audit Committee each year at the annual meeting to oversee the annual audit procedure. The Audit Committee will consist of only Board members and the Chair to be appointed by the Board President." (the present wording in Section 8 will remain as is.) Director Linam SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.

Director Misch MOVED to approve the attached Audit Committee Charter with the revision of the word "Receive" to "Seek" on the 4th bullet. Director Linam SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.

Solid Waste Agreement: Director Linam MOVED to accept the agreement with Garland County to transport our solid waste both to Saline County and Jefferson County. Director Jackson SECONDED the motion. Discussion followed. Dave Johnston reported on a cash payment offer of \$45,000 to Saline County.

Director Linam MOVED to postpone this motion until next month to get more information. Director Day SECONDED the motion. The motion was unanimously APPROVED.

Balboa Club Food & Beverage Operation: Director Misch MOVED to pursue a food and beverage operation at the Balboa Club on a limited basis following the termination of the current lease. Director Day SECONDED the motion. Discussion

followed. It was requested that staff establish a timeline for the takeover of the Balboa Club operation and report at the June 6, 2007 work session. Current operator Bob Larsen stated he would like to be relieved of his operation of the Balboa Club responsibilities as soon as possible. The motion was unanimously APPROVED.

Director Misch MOVED to pursue the retention of an architect/consultant to evaluate the major renovation of the Balboa Club. Director Day SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.

Public Works Expenditures: Director Linam MOVED to authorize the expenditure of \$100,267 for the purchase of a new sanitation truck. Director Day SECONDED the motion. The motion was unanimously APPROVED.

Director Linam MOVED to authorize the expenditure of \$35,806 for the purchase of a New Holland mower for the Public Works Dept. Director Misch SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.

Director Linam MOVED to approve the expenditure of \$27,889 for the purchase of a 1 Ton Truck to be used in the collection of recycle waste. Director Day SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.

Director Linam MOVED to approve the expenditure of \$70,000 for the purchase of a backhoe for the use in the Public Works Dept. Director Atkins SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.

Questions from the Audience: V.P. Shoemaker asked for questions from the audience.

Adjournment: The meeting adjourned at 9:58 a.m.

President

Secretary