A regular meeting of the Hot Springs Village Property Owners’ Association Board of Directors was held at 9:00 a.m., Wednesday, August 17, 2016 at the Ouachita Building of the Ponce de Leon Center.

Board members attending were: President Mike Medica, Vice President John Weidert, Directors Bob Cunningham, Marcy Mermel, George Parker, Bill Roe Jr. and Thomas Weiss.

Attending from staff were: David Twiggs, COO/General Manager; Linda Mayhood, Asst. General Manager; Lesley Nalley, CFO; Ricky Middleton, Police Chief; Bill Staggs, Director of Public Works Jason Temple, Director of Public Utilities; Stephanie Heffer, Director of Lifestyle and Community Development; Ray Metz, Director of Club Services; Renee Haugen, Property and Member Services Manager; and Ella Scotty, Administrative Assistant.

Also attending: Lewis Delavan, Village Voice; Lorien Dahl, Sentinel-Record; Diane Upchurch, KVRE. The meeting audio was recorded by staff.

Approximately 45 people were in the audience.

Call to Order: President Medica called the meeting to order at 9:00 a.m.

Prayer/Pledge: Director Weiss gave the prayer and the pledge of allegiance was led by Pat McLemore.

Introduction of Guests: Pat McLemore, Co-chair Constitution Week, DAR Arkansa Chapter; Melanie Pederson, Chair of Village Walk for Cancer Research Committee.

Constitution Week Proclamation: President Medica presented a Proclamation for Constitution Week, September 17 – 23, 2016, to Pat McLemore.


Approval of Order of Business: Director Cunningham MOVED to approve the Order of Business. Director Roe SECONDED and the MOTION was unanimously APPROVED.

Consent Agenda: President Medica presented the Consent Agenda items consisting of minutes of the 7-20-16 regular meeting; Standing Committee Minutes - ACC 7-7-16 and 7-21-16; CPFC 7-11-16; Golf 7-21-16; GAC 7-1-16; Lakes 7-13-16; Public Works 7-21-16; Recreation 7-11-16; Trails 7-19-16; Ad
hoc Fee Review 7-22-16; Ad hoc Governing Documents 8-2-16; and Budget Adjustment for the DeSoto Club.

President Medica asked if there were any items that the board members wanted to remove from the Consent Agenda. As no objections were heard, the Consent Agenda was unanimously APPROVED.

President’s Report: President Medica commented on:

Discussion was held at the July 2016 board meeting regarding boat parking. Upon the board’s request, the Architectural Committee reviewed policies regarding residential parking and recommended no changes regarding boat parking.

Hydrilla found in Lake Balboa is a major problem and will be treated until eliminated. Boat ramp will remain closed until further notice to avoid cross contamination to other HSV lakes.

The Bushee lawsuit has been settled. The Common Property & Forest Committee and Permitting & Inspection Department are developing a plan to reforest the area during the appropriate time of year.

Public Relations Update: President Medica shared that Ghioddi Communications was hired to assist us in developing a strategic communications plan using a variety of methods that will allow us to communicate more effectively with all members on an ongoing basis. We look forward to rolling out the strategic communication plan in the coming months.

Board Member Comments: Director Roe asked everyone to show support for HSV police officers and fire department personnel, and asked media to highlight in communications that residents are encouraged to show their support.

Director Cunningham commented on his past experience with Hydrilla and asked members to take inspection of their boats very seriously.

Vice President Weidert shared that Village Digest and Recreation News, and other eblasts have links to documents and websites that provide additional information on topics included in those eblasts.

General Manager’s Report: In addition to the written General Manager’s Report, David Twiggs commented on:
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Reiterated the seriousness of Hydrilla.

Twiggs also gave a preview of a five-year snapshot report of Hot Springs Village that is forthcoming:

Year-to-date home sales in 2012 were 475 homes for sale compared to 359 year-to-date 2016.

Collections –2016 is the first year of positive revenue growth in the last five years. We now have a strong collection process, with up to 400k in collection of past dues. The process has brought 470 lots back into paying status.


Questions from Audience: None.

MAWA Update: Jason Temple, Director of Public Utilities gave an update on Mid Arkansas Water Alliance (MAWA) Lake Ouachita allocation. The process is now at the Vicksburg Army Corp of Engineers. Working on the storage agreement between the Corp of Engineers and MAWA. Once completed, the next step will be the sub-agreements for MAWA members. Temple recommends a 2 million gallons per day allocation for HSV, and requested that the board approve a letter to MAWA specifying such, at the September 2016 board meeting.

CURRENT BUSINESS:

CPI Assessment Increase: Director Parker MOVED to approve a CPI assessment increase of 0.8% effective January 1, 2017, rounded down as follows: The increase on improved properties will be rounded down to $0.50 cents, or $65.50 per month and $786 per year. The increase on unimproved properties will be rounded down to $0.28 cents, or $37.80 per month and $453.60 per year. Director Weidert SECONDED the MOTION. The MOTION was unanimously APPROVED.

NEW BUSINESS

Policy Revision, Chapter One, Article 9- Contracts Execution: Linda Mayhood presented a proposed revision to Chapter One, Article 9, Contracts Execution Policy “Any and all contracts and/or agreements obligating the Association to an expenditure of over $50,000 must be approved by the board of directors” to reflect current practice.

Trails Committee Charter: Stephanie Heffer presented a proposed revision to the Trails Committee.
These items will be on the September 21, 2016 board agenda.


Adjournment: Director Weiss MOVED to adjourn, Director Roe SECONDED and the MOTION was unanimously approved. The meeting was adjourned at 9:50 a.m.

President ___________________________ Secretary ___________________________