REGULAR MEETING OF THE
HOT SPRINGS VILLAGE
PROPERTY OWNERS’ ASSOCIATION
BOARD OF DIRECTORS
9:00 A.M., WED., DECEMBER 17, 2014
OUACHITA BUILDING

A regular meeting of the Hot Springs Village Property Owners’ Association Board of Directors was held at 9:00 a.m., Wednesday, December 17, 2014 at the Ouachita Building of the Ponce de Leon Center.

Board members attending were: President Keith Keck, Vice President Harv Shelton, Jeff Atkins, Bobbie Bateman, Frank Leeming, Mike Medica and Mary Neilson.

Attending from staff were: David Twiggs, COO/General Manager, Linda Mayhood, Asst. General Manager, Lesley Nalley, CFO, Attorney Don Schnipper, Public Works Dir. Jason Temple, Dir. of Golf Ray Metz, Dir. of Public Safety Gary Adams, and Admin. Asst. Suzette Tadlock.

Also attending: Lewis Delavan, Village Voice, Diane Upchurch, KVRE. Eric Hefley videotaped the meeting.

Approximately 100 people were in the audience.

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

Prayer/Pledge: Director Leeming gave the prayer and the pledge of allegiance was led by Tom Bryant.

Guests: None.

Order of Business: The order of business was approved upon motion by Director Neilson, SECONDED by Director Bateman and unanimously APPROVED.

Minutes/Notes: The regular meeting minutes of November 19, 2014 and work session notes of December 3, 2014 were APPROVED as written upon motion by V.P. Shelton, SECONDED by Director Leeming and unanimously APPROVED.

President’s Remarks: President Keck wished everyone a Merry Christmas.

Board Remarks: Director Neilson thanked the Recreation Committee and Department for the Christmas activities.

Director Bateman thanked everyone for their prayers on behalf of her daughter who had surgery and is doing fine.

Director Medica thanked the Men’s Garden Club for their work at the West Gate; TROON is creating an app for the golf courses; TROON members are booking golf; rates for golf are being reviewed and TotalE is going slower due to problems found during
discovery. Sixty-two deer were harvested in the Village urban deer hunt.

Director Shelton wished all a safe and Merry Christmas.

Gen. Mgr. Report: David Twiggs gave the General Manager’s Report (see written report attached). He commented on:

- Recycling
- Balboa Gate
- Desoto Club renovation
- East Gate
- RV Park
- Commercial area study
- Review of capital
- Offices closed for Christmas Dec. 25 & 26

Status Update:
TotalE: CFO Lesley Nalley reported on Total E.

West Gate, East Gate, Paving Program Update: Jason Temple reported on the West Gate, East Gate and paving program.

Finance Report: CFO Lesley Nalley gave the Finance Report (see attached). President Keck requested the Board be given items in the Public Works Dept. budget that caused the $175,000 budget overrun.

Standing Com. Reports: None.

Com. Minutes Received: ACC 11-20-14, 12-4-14; CPFC 12-1-14; GAC 11-7-14; Golf 11-20-14; Lakes 11-12-14; Public Works 11-20-14; Recreation 11-10-14; Trails 11-18-14.

Questions from Audience Re: Agenda: A member commented about the 2015 golf cart fleet rollover.

NEW BUSINESS:

Appt. to Appeals Com.: Director Leeming MOVED to approve the appointment of Larry Griffin to the Appeals Committee for a term expiring April 2015. Director Bateman SECONDED the motion. The motion was unanimously APPROVED.

Purchase of Police Vehicles: V.P. Shelton MOVED to approve the purchase of two 2015 Ford Utility Police Interceptors from Landers Ford in the amount of $52,590 ($26,295 per vehicle), less total trade-in value of $22,000 for a new purchase of $30,590. Director Leeming SECONDED the motion. The motion was unanimously APPROVED.
2015 Golf Carts: Director Medica MOVED the purchase of 150 golf carts from two vendors in the amount of $230,850, with a $4,276 savings to budget as described in attached memo. Director Bateman SECONDED the motion. The motion was unanimously APPROVED.

Assessment Options: V.P. Shelton MOVED to ask the members in good standing to vote on increasing the monthly assessment amount on improved lots (lots with water meters) to $65.00 with no increase on unimproved lots (lots without water meters) to be effective January 1, 2015. Director Bateman SECONDED the motion. Discussion followed. The motion PASSED four to two with Directors Atkins and Leeming voting against.

V.P. Shelton MOVED to mail all members in good standing a proxy, not less than 30 days in advance of the meeting, set for February 18, 2015, in which proxies will be counted, pursuant to Article X, Section 6 of the Declaration. Director Bateman SECONDED the motion. Discussion followed. The motion PASSED four to two with Directors Atkins and Leeming voting against.

Questions from Audience: Nine property owners addressed the Board with their comments relative to the assessment increase proposal and other matters.

Adjournment: The meeting was adjourned at 10:50 a.m.

Exec. Session: An executive session of the Board followed.

President

Secretary
WORK SESSION MEETING OF THE  
HOT SPRINGS VILLAGE  
PROPERTY OWNERS’ ASSOCIATION  
BOARD OF DIRECTORS  
9:00 A.M., JANUARY 7, 2015  
OUACHITA BUILDING

A work session meeting of the Hot Springs Village Property Owners’ Association Board of Directors was held at 9:00 a.m., Wednesday, January 7, 2015 at the Ouachita Building of Ponce de Leon Ctr.

Board members attending were: President Keith Keck, Vice President Harv Shelton, Jeff Atkins, Bobbie Bateman, Frank Leeming, Mike Medica and Mary Neilson.

Attending from staff were: COO/General Manager David Twiggs, Asst. General Manager Linda Mayhood, CFO Lesley Nalley, Golf Course Sector Manager Tom Heffer, P & I Administrator Beverly Ellison and Admin. Asst. Suzette Tadlock.

Also attending: Lewis Delavan, Village Voice Newspaper and Diane Upchurch, KVRE. Students from Jessieville School videotaped the meeting.

Approximately 73 people were in the audience.

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

Prayer/Pledge:  Director Medica gave the prayer followed by the pledge of allegiance by Jimmy Elrod.

Guests:  None

Order of Business:  The order of business was approved upon MOTION by Director Bateman, SECONDED by Director Medica and unanimously APPROVED.

President’s Remarks:  President Keck commented that recycling is one portion of the budget cuts. We also took out $250,000 from golf course renovations for bunkers and $300,000 from our road budget. Also, the Fuel Stop was purchased for $29,000 which is a very discounted price. Staff will be making recommendations for the use of this building.

Board Comments:  Director Neilson advised that Garland County has a recycling center on Highway 7 and she encouraged people to continue recycling and use this facility.

Director Bateman stated the Fuel Stop purchase was a good buy.

Director Medica advised there were 12 Class 1 Permits issued, 6 Class 2 permits and 9 permits for Maintenance on Common Property. He thanked the people who maintain the common areas.

Director Atkins advised that President Keck has copied an email to a member of the Friends of Hot Springs Village and he doesn’t know how many others and this was unacceptable to him and should be to the other
Directors. He believes it is in his rights to move for an election of new officers at the regular board meeting in two weeks. All board members should obtain HSV POA email addresses and all Board related emails should be sent to these addresses.

Director Leeming was glad that COO David Twiggs acted so quickly to purchase the Fuel Stop and would like to ask residents for their suggestions on how to use this facility. He would like the Master Plan made available to all property owners on the website. He appreciated the report on the high speed internet. This will be reviewed further by the Governmental Affairs Committee. The Recycling Program is a trait of who we are. He suggested increasing utility rates by $1.00 a month to produce $108,000 a year to make this program profitable.

V.P. Shelton advised he is a resident of Saline County and has used the Garland County recycling center on Hwy. 7 North. He reported on an article in the Arkansas Democrat Gazette on high speed internet. It is much more difficult to obtain high speed internet in low density areas. He wished all a happy new year and would like to find a harmonious way to resolve financial difficulties.

Gen. Mgr. Report: David Twiggs gave the General Manager Report (see written report attached). He discussed the following:
- Purchase of Fuel Stop
- Gates
- Motor Coach Resort
- High Speed Internet

Standing Com. Reports: Director Neilson advised that the Fitness Center has expanded their operating hours.

Medical Survey Report: Director Bateman reviewed the results of the medical survey report (see report attached). Director Leeming urged the Medical Service Committee to work with the Governmental Affairs Committee to locate one of the eleven State Funded Aging Centers near Hot Springs Village. We are developing a list of medical services in Hot Springs Village for an online directory.

Mt. Carmel Phase III: Jimmy Elrod of Mt. Carmel presented a power point presentation on Phase III of Mt. Carmel Development in Hot Springs Village. Discussion followed.

Questions from Audience
Re: Agenda: None
Mt. Carmel – Revised Master Plan & 3rd Phase: Linda Mayhood reviewed the memo relative to Mt. Carmel – Revised Master Plan and 3rd Phase (Garden Homes) (see memo attached). Discussion followed. This will be on the agenda for the January 21, 2015 regular meeting.

Audit Com. Appointments: President Keck advised he is appointing V.P. Harv Shelton, Director Leeming and Director Medica to serve as members of the 2015 Audit Committee.

Appt. to CP&F Com.: Linda Mayhood advised that Ed Baldwin and Deborah Sims were being recommended to serve on the Common Property & Forest Committee to fill unexpired terms created by two resignations. This will be on the agenda for the January 21, 2015 regular meeting.

Appt. to Public Works Com.: Linda Mayhood advised that Horace Potter is being recommended to fill a vacancy on the Public Works Committee. This matter will be on the agenda for the January 21, 2015 regular meeting.

Appt. to Lakes Com.: Linda Mayhood advised that Don Petersen is being recommended to fill a vacancy on the Lakes Committee. This will be on the agenda for the January 21, 2015 regular meeting.

Dynamic Pricing Structure: Tom Heffer reviewed memo relative to Dynamic Pricing Structure for Non-member Golf Rates (see memo attached). Discussion followed. This will be on the agenda for the January 21, 2015 regular meeting.

Family & Non-Member Golf Rates: Tom Heffer reviewed memo relative to Family and Non-member Twilight Golf Rates (see attached). Discussion followed. This will be on the agenda for the January 21, 2015 regular meeting.

Questions from Audience: None.

Adjournment: The meeting adjourned at 10:15 a.m.

Mini Retreat: A mini retreat was held following the work session to review potential 2015 Budget Adjustments to implement in the event the assessment increase does not pass. A handout was passed out with several suggestions. Discussion followed. President Keck asked all Board and staff to come up with their recommendations.

Potential 2016 Budget: President Keck reminded the Board that 2016 enterprise goals are due in March.

Other Matters: V.P. Shelton discussed an inappropriate email sent to a property owner from a Board Director questioning the integrity of the Future Funding Task Force and Assessment Campaign Committee.

Cash Position: Director Atkins believes the POA’s cash position is not dire. Lesley Nalley advised that we do have a cash crunch problem.
Emails to Board: Director Neilson asked about responding to emails that are sent to the Board. President Keck advised that at the beginning of the term it was agreed that he would respond to the emails sent to the Board. Director Atkins stated he responded to emails sent to him individually.

Adjournment: The mini retreat adjourned at 11:11 a.m.

President

Secretary