A regular meeting of the Hot Springs Village Property Owners’ Association Board of Directors was held at 9:00 a.m., Wednesday, November 18, 2015 at the Ouachita Building of the Ponce de Leon Center.

Board members attending were: President Harv Shelton, Vice President Mike Medica, Directors Jeff Atkins, Marcy Mermel, George Parker and John Weidert. Director Neilson was absent.

Attending from staff were: David Twiggs, COO/General Manager; Linda Mayhood, Asst. General Manager; Lesley Nalley, CFO; Jason Temple, Director of Public Works; Stephanie Heffner, Director of Lifestyle and Community Development, Ray Metz, Director of Golf and Ella Scotty, Administrative Assistant.

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

Approximately 60 people were in the audience.

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

Prayer/Pledge: Director Parker gave the prayer and the pledge of allegiance was led by Bill Roe.

Introduction of Guests: None.

Order of Business: MOTION to approve the Order of Business as presented was made by Director Weidert, SECONDED by Director Mermel and Discussion followed.

Director Atkins MOVED to add an executive session at the end of the board meeting, Director Mermel SECONDED the MOTION. Discussion followed. The MOTION failed 3 to 2 with Directors Atkins and Mermel voting in favor and Vice President Medica and Directors Parker and Weidert opposing.

The MOTION to approve the Order of Business was APPROVED 4 to 1 with Vice President Medica and Directors Mermel, Parker and Weidert voting in favor and Director Atkins opposing.

Minutes/Notes: The minutes of October 21, 2015 regular meeting were unanimously APPROVED upon MOTION by Director Parker, SECONDED by Director Weidert and unanimously APPROVED.
President’s Remarks:

President Shelton commented on the success of the Veterans Day Ceremony with keynote speaker, Brigadier General Patricia Anslow, Village Mens’ Chorus led by Jim Kelly; Shelton thanked Keith Keck for all he did to organize the event.

President Shelton also thanked Boomers Rock for the success of the USO party.

The Village Voice had a very good article about AlliedBarton at our gates.

Director Comments:

President Shelton called on Board Members for their remarks.

Director Weidert thanked everyone for attending the meeting, acknowledged all the work being done in preparing for the coming year. IT operations going really well, Village Digest has a lot of good information and thanked everyone for their efforts.

Director Atkins commented that the Board’s role is to make decisions on what goes on in the Village and should be diligent when making those decisions.

Director Atkins also commented that he would not seek re-election, but is looking forward to working with staff and the board in the future.

Director Medica commented that POA has a very good staff.

Review of Board Corres:

None.

General Manager’s Report:

In addition to the written General Manager’s Report, David Twiggs commented on the following:

POA has been trying to follow the Future Financial Task Force recommendation of a three-pronged financial strategy, which includes the (approved) assessment increase (which is being escrowed), lowering golf subsidies (trying to offset by outside golf) and capital buy-in fee (which our attorneys at Mitchell Williams are currently looking into).

DeSoto Club is the only major project planned for 2016. We have to keep spending on maintenance of our buildings and amenities and as we do so will be looking at other uses, such as with the Balboa Club. Priorities for 2016 will focus on existing usage and perception of usage. We need to use our maintenance money in the best way we can and activate the spaces that we have in the best places possible.
Project Updates:
Status Update Total E: CFO Lesley Nalley reported on TotalE. We will now be able to offer Tennis passes through automated bank draft. Also working on the edit reservation system, which we hope to have in place by the end of the year, as well as working on the utility billing module. Nalley thanked Greg Gates for his efforts on the utility billing module.

DeSoto Club: Stephanie Heffer, Director of Lifestyle and Community Development, provided updates on the DeSoto Club and shared a rendering by Dr. Yang-Luo Branch, Director of Placemaking. The project has an approved budget of $2.2m. The original bids came in a $2.7m, due to high cost of mechanical systems. The project was re-bid and those bids came in at $2.26m. We are looking for additional areas to save money, such as completing the grounds area and cart path using in-house resources.

Sanitation Sewer Evaluation Study: Jason Temple, Director of Public Works, provided an update on the Sanitation Sewer Evaluation Study.


Standing Com. Reports: None.


Questions from Audience: None

OLD BUSINESS: None

CURRENT BUSINESS:

Golf Chemical Purchase for 2016: Vice President Medica MOVED to accept the cumulative bid of $286,519.93, as presented, to receive the maximum amount of rebates and discounts for HSV in the initial pre-season order and purchase for the 2016 calendar year. Director Weidert SECONDED the MOTION. Discussion followed. The MOTION was unanimously APPROVED.

2016 Board Meeting Calendar: Vice President Medica MOVED to approve proposed 2016 Board meeting calendar. Director Parker SECONDED the motion. Discussion followed. The MOTION was unanimously APPROVED.
2016 Board Election Calendar and Application: Vice President Medica MOVED to approve the proposed 2016 Board Election Calendar and Application. Director Parker SECONDED the motion. Discussion followed. The MOTION was unanimously APPROVED.

Complimentary Vehicle Decal: Vice President Medica MOVED to approve the complimentary vehicle decal program, which defines who is eligible to receive complimentary vehicle decals, the maximum number allowed and the penalty for misuse, to begin during the 2016 annual member renewal period. Director Weidert SECONDED the motion. Discussion followed.

Director Atkins MOVED to remove the last line of Section 5. Enforcement. Director Parker SECONDED the motion. Discussion followed. The MOTION was unanimously APPROVED.

Director Atkins MOVED to move Section 3. Eligibility paragraph four under Section 1. Purpose. Director Mermel SECONDED the motion. Discussion followed. The MOTION was unanimously APPROVED.

Vice President Medica’s MOTION to approve the complimentary vehicle decal program, with revisions, was APPROVED 4 to 1 with Vice President Medica and Directors Mermel, Parker and Weidert voting in favor of the motion and Director Atkins opposing.

NEW BUSINESS

Purchasing Policy Update: Lesley Nalley, CFO presented proposed updates to Chapter 1, Article 19 Purchasing Policy. In addition to minor verbiage changes, the following notable changes are included:

- Definition of and authority surrounding “projects”
- Documentation of previously established exceptions to this policy
- Increase COO commitment authority from $30,000 to $50,000
- Specific commitment authority in the amount of $25,000 for the CFO and AGM
- $10,000 commitment authority for Director level staff (Grade 12 & above)
- $5,000 max authority for supervisors and managers below a Grade 12

This will be on the December 16, 2015 board agenda.
Comments from Audience: A member commented on the 2016 approved budget and on the cost of the Waypoint Marina.

A member commented on the Waypoint menu and Vehicle Stickers

A member commented on electrical infrastructure costs, the value of DeSoto Club after renovation, and the proposed operator of DeSoto Club restaurant.

Adjournment: Director Parker MOVED to adjourn, Director Weidert SECONDED and the MOTION was unanimously approved. The meeting was adjourned at 11:15 a.m.

President Secretary