A regular meeting of the Hot Springs Village Property Owners’ Association Board of Directors was held at 9:00 a.m., Wednesday, October 21, 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, Mary Neilson, George Parker and John Weidert.

Attending from staff were: David Twiggs, COO/General Manager; Linda Mayhood, Asst. General Manager; Lesley Nalley, CFO; Jason Temple, Director of Public Works; Rick Middleton, Police Chief, Stephanie Heffer, Director of Lifestyle and Community Development, Ray Metz, Director of Golf, Tom Hasselstrom, Fleet Asset Manager and Ella Scotty, Administrative Assistant.

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

Approximately 75 people were in the audience.

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

Prayer/Pledge: Director Weidert gave the prayer and the pledge of allegiance was led by Cindi Erickson.

Introduction of Guests: None

Order of Business: MOTION to approve the order of business as presented was made by Director Parker, SECONDED by Director Weidert and unanimously APPROVED.

Minutes/Notes: The minutes of September 16, 2015 regular meeting were unanimously APPROVED upon MOTION by Vice President Medica, SECONDED by Director Weidert and unanimously APPROVED.

President’s Remarks: President Shelton commented that page two of the budget narrative, of the proposed (v7) budget presented today (October 21, 2015) as compared to the version seen in September reflects deletions of previously proposed staffing additions and infrastructure projects. Because the Garner, et. al. appeal has not yet been heard, the positions removed include: Police Officer, Fireman, Agronomist, 4 Public Works personnel, 2 additional golf course laborers at each course, HVAC Technician, Artistic Development Director, and 2 additional seasonal recreation maintenance personnel. The removed infrastructure projects include: Gate Software & Equipment Improvements, Pickleball/Pool Complex, Fuel Stop Renovation, and
Balboa irrigation project. These projects and the corresponding long term project financing was moved to 2017.

Director Comments: President Shelton called on Board Members for their remarks.

Director Weidert thanked everyone including Lorien Dahl of the Sentinel-Record for attending the board meeting, and commented on the tremendous amount of work accomplished during the last few months.

Director Parker commented that the Cedar Creek Trail is now opened; ACC approved 3 new home permits, bringing the year-to-date total to 55.

Director Neilson commented that the Documentary Film Festival in Hot Springs had a good turnout of HSV volunteers and members.

Vice President Medica commented that upgrading to the new Total E platform is a necessary upgrade to replace our aging computer platform. He also asked members who have questions to contact the POA for facts, rather than write letters to the editor based on rumors.

Review of Board Corres: President Shelton commented that the bulk of correspondence received was about Tanners and golf fees, all which have been answered.

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

Golf among members is declining and bringing in outside golf is necessary to keep a strong golf model. The budget process included reducing golf subsidy.

Congratulated Lesley Nalley on her appointment, by Governor Hutchinson, to the Arkansas Housing Trust Fund Advisory Committee.

Commented on the DeSoto Club project. East Harding has been hired for oversight of the project.

POA works very hard to accomplish maintenance in HSV at the lowest cost possible and staff is appreciated for their efforts.
CFO Lesley Nalley reported on Total E. Working on the ability of reservation edits. Nalley thanked and appreciates the IT Focus group leaders, Tom Elliott, Rob Ferriman, Marcy Mermel and Bill Kasdorf, and participants for their efforts in the Total E upgrades.

Stephanie Heffer provided updates on the DeSoto Club. Project bids have been received. POA is looking at each aspect of the project for possible cost savings. Construction is expected to begin in approximately 10 – 12 days. The project is scheduled for completion in late Spring, and to be open for business in May of 2016.

Lesley Nalley gave the Financial Report.

None.

The following standing committee minutes were received: ACC 09-03-15, 09-17-15, 10-01-15; CPFC 09-14-15, Golf 09-17-15; GAC 09-09-15, Lakes 09-09-15, Public Safety 09-10-15, Public Works 09-17-15, Recreation 09-14-15, RASP 8-13-15; Trails 09-15-15

A member complimented the Board for listening to members regarding the budget.

A member commented that members need to unite together for HSV.

Vice President Medica MOVED to approve the purchase of two Foley Reel Grinders for Isabella and Magellan Golf courses in the amount of $65,103.98 from Jerry Pate Turf and Irrigation. Director Parker SECONDED the MOTION. Discussion followed. The MOTION was unanimously APPROVED.

Vice President Medica MOVED to approve the Memorandum of Agreement, in the amount of $20,543, between the Board of Trustees of the University of Arkansas, acting for and on behalf of the University of Arkansas, and Hot Springs Village Property Owners’ Association for the development of a third economic and fiscal contribution study to be completed by February 2016. Director Parker SECONDED the motion. Discussion followed. The MOTION was unanimously APPROVED.

Vice President Medica MOVED to approve the proposed 2016 Budget and fee schedule (v7), which includes:

- Dynamic daily fee pricing for members; complimentary range balls on the day of play
Annual golf green fee and cart fee passes remain at 2015 rates, with requirement to be paid in one lump sum payment and does not include range balls

- A 3% staff merit increase and minimum wage increase to $8
- Increased water and waste water rates based on Dan Jackson’s rate study
- Eliminating the grinder pump maintenance and replacement fee
- Pursuing additional bond financing for water and waste water projects
- Assessments on improved properties increasing to $65 and assessments on unimproved properties remaining at $37.52
- Holding $27.48 from each monthly improved property assessment in escrow until the Garner appeal is decided
- Marshals will receive one 9-hole round of golf with cart for every two hours volunteered and complimentary ranges balls on day of play
- 2 free renewal vehicle decals for property owners; replacements or additional decals at $5 each
- Amenity privilege assignments performed at no charge to members
- Reduced fee for deed change by same owner in a different legal form

Director Weidert SECONDED the motion. Discussion followed. The MOTION was unanimously APPROVED.

CURRENT BUSINESS:

Appts to Recreation: Director Neilson MOVED to appoint to the Recreation Committee, Tammy McCullough for a term expiring April 2016 and Larry Wilson for a term expiring April 2017. Director Parker SECONDED the motion. Discussion followed. The MOTION was unanimously APPROVED.

Disband RASP Committee: Director Mermel MOVED to disband the Research and Special Projects Committee with appreciation for their service. Director Weidert SECONDED the motion. Discussion followed. All RASP Committee members tendered their resignations on October 12, 2015. The motion was unanimously APPROVED.

401(k) Audit Report: Layne Wagoner, Manager of Human Resources gave an overview of the 401(k) Audit Report.

ClearPointe IT Service: Vice President Medica MOVED to approve the ClearPointe Services Agreement, a three year IT server management agreement that was provided to the Board for review and included in the budget. Director Weidert SECONDED the motion. The motion was APPROVED 5 to 1 with Vice President Medica, Directors Mermel, Neilson, Parker and Weidert voting in favor and Director Atkins voting against the motion.

NEW BUSINESS: None.
Comments from Audience: A member commented about the bid process for the ClearPointe IT agreement.

A member commented on the disbandment of the Research & Special Projects Committee.

A member commented on the West gate fountains being down for maintenance, the Waypoint sign and gate security.

A member commented on the Marshall-program changes.

Adjournment: Director Weidert MOVED to adjourn, Director Parker SECONDED and the MOTION was unanimously approved. The meeting was adjourned at 10:30 a.m.

__________________________________ ___________________________________
President   Secretary