REGULAR MEETING OF THE
HOT SPRINGS VILLAGE
PROPERTY OWNERS’ ASSOCIATION
BOARD OF DIRECTORS
9:00 A.M., WED. MARCH 21, 2018
OUACHITA BUILDING

A regular meeting of the Hot Springs Village Property Owners’ Association Board of Directors was held at 9:00 a.m., Wednesday, March 21, 2018 at the Ouachita Building of the Ponce de Leon Center.

Board members attending were: Chairman John Weidert, Vice Chairman Tom Weiss, Directors Bob Cunningham, Mike Medica, Marcy Mermel, George Parker, Lesley Nalley, CEO; and Linda Mayhood, COO. Director Bill Roe Jr. was absent.

Attending from staff were: Liz Mathis, Controller; Kevin Sexton, Dir. of Tourism and Community Affairs; Stephanie Heffer, Dir. of Placemaking and Development; Cheryl Dunson, Dir. of Sales; Tom Heffer, Dir. of Golf; Stacy Hoover, Dir. of Recreation; Tony Rather, Fleet Mgr; Magdy Hussein, Dir. of Food & Beverage; Shawnee Cooper, Dir. of Human Resources; Renee Haugen, Dir. of Real Estate Acquisition & Member Services; Bill Staggs, Dir. of Public Works; Mike Sykora, Sup. Buildings & Grounds; Brad Meredith, Lakes Ecology & Fisheries Mgr.; Kate Chagnon, Communications Mgr.; and Ella Scotty, Executive Assistant.

Also attending: Lewis Delavan, Village Voice and Pamela Ray, KVRE.

Approximately 125 people were in the audience.

Call to Order: Chairman Weidert called the meeting to order at 9 a.m.

Prayer/Pledge of Allegiance: Director Mermel gave the prayer, and the pledge of allegiance was led by Director Cunningham.

Introduction of Guests: Counselor Joe Graham, Garland County District Judge Candidate Jody Latham, Cooper Communities Inc.

Approval of Order of Business: Chairman Weidert asked for a motion to approve the Order of Business. Director Mermel MOVED to approve the Order of Business, Director Medica SECONDED. The Order of Business was unanimously APPROVED.

Consent Agenda: Chairman Weidert presented the Consent Agenda items consisting of: Minutes of the 02-21-18 regular meeting and 2-21-18 annual meeting; Standing Committee Minutes: ACC 02-01-18 and 02-15-18; Golf 02-15-18; GAC 02-02-18; Recreation 02-15-18, and Trails 02-20-18. Appointment to Golf committee. As no objections were heard, the Consent Agenda was APPROVED.

Chairman’s Report: Chairman Weidert:

- As Tom Heau could not attend today’s meeting, the 2018 Chairman’s award will be presented to him at the April meeting.
- The Annual Board Retreat will be held as follows:
  - April 18th - executive session (Board only) immediately following the April 18 regular meeting.
  - April 19 – 20 (public invited) at Coronado Community Center Rm. 6 times and agenda to be announced.

Board Member Comments: Director Mermel thanked everyone for their support and kind words.
Director Medica gave kudos to the Golf Committee for doing a very good job and for coming up with some great ideas.

Director Parker expressed his appreciation for prayers and support, and is glad to be back.

CEO/Financial Report: Lesley Nalley, CEO recognized Brad and Julie Drake, Mike Sykora and David Harper for Sharing the Dream presented to: Brad and Julie Drake – Presented by Cheryl Dunson Mike Sykora and David Harper – Presented by Keith Keck

Nalley gave the CEO report and discussed the February 2018 Financials.

COO Report: Linda Mayhood presented the COO report.

Mayhood also called upon Stacy Hoover who introduced Terry Wiley, Cultural Programs Manager

Pickleball Project Update: Stacy Hoover, Director of Recreation gave an update on the Pickleball project. The Recreation Committee formed a Pickleball subcommittee to look at the best for HSV in terms of Pickleball. The project recommended today includes 14 Pickleball courts, (7 lighted), and ability to add lighting to the remaining 7 courts, and cover half of the courts in the future. Hoover used the CMP’s amenity tool to evaluate a pickleball “renovation” project, which scored 108 as a high priority project.

Outdoor Pool Project: Stacy Hoover, Director of Recreation gave an update on the outdoor pool project. She advised that upon reviewing the proposals received, a pool could be completed for $700k, but would not include the features most cited as desired by property owners. Hoover commented that she was asked to bring her recommendation for a project she could proudly stand behind and her recommendation is based on requested features such as pool depth, a pavilion for shaded areas and snack bar. Hoover used the CMP’s amenity tool, the new construction version, and the project scored a 115, which lists as a high priority project for a new project plan.

Questions from Audience regarding agenda items:
Several members commented on the outdoor pool project. A member commented on board member duties. A member commented on the pickleball project.

CURRENT BUSINESS

Chapter 8, Article 4, Board Member Duties Policy

Vice Chairman Weiss moved to reappoint Larry Griffin, Administrative Fines Appeals Committee, Grover Scarborough, Golf Committee, Jerry Yeric, Governmental Affairs Committee for three-year terms. 2) MOVE to reappoint members to the standing committees as presented. Director Mermel seconded and both motions were unanimously approved.
SECONDED. Discussion followed. The MOTION was APPROVED four (4) to one (1) with Vice Chairman Weiss, Directors Cunningham, Medica, and Parker voting in favor, and Director Mermel voting against.

2018 Standpipe Tank E1 Rehab, Ground Storage Tank A2 and A3 Improvements:

Director Cunningham MOVED to accept the low bid from Eagle Sandblasting & Painting, Inc. Bidder 1, for the planned rehab of Standpipe Tank E1 and improvements to Ground Storage Tanks A2 & A3 in the amount of $189,149, less $11,766 by change order to be issued upon execution of contract, resulting in a total project price of $177,383. Director Mermel SECONDED. The MOTION was unanimously APPROVED.

Pickleball Project:

Director Medica MOVED to approve a project budget of $418,000 for the construction of a new pickleball facility, which includes a bid of $381,635 from bidder 1, Planit Dirt, and $36,365 for plan drawings, building remodel, IT equipment and plumbing. Director Mermel SECONDED. Discussion followed. The MOTION was unanimously APPROVED.

Outdoor Pool Project:

Director Medica MOVED to approve a project budget of $1,161,000 for the construction of a new outdoor pool, which includes a bid of $1,151,062 from Bidder 1, Carrouthers Construction Company LLC, and $9,937.50 for IT equipment. Director Parker SECONDED. Director Cunningham MOVED to table the motion until the April 2018 board meeting. Director Mermel SECONDED. Discussion followed. The MOTION was unanimously APPROVED.

2018 Roadway Milling and Surfacing:

Director Mermel MOVED to accept the bid from Bidder 1, Cranford Construction not to exceed the amount of $401,940 for the 2018 Roadway Milling and Surfacing project. Director Medica SECONDED. Discussion followed. The MOTION was unanimously APPROVED.

NEW BUSINESS

Proposed Comprehensive Master Plan (CMP):

Lesley Nalley, CEO discussed the proposed April vote to adopt the CMP based on the following:

1) CMP and Development Code documents satisfactorily meet the 18 stated deliverables and layout a viable plan for meeting our stated enterprise goals.

2) Language in both documents is being adopted with understanding that revisions to other governing and operational documents including Declaration, Protective Covenants, Bylaws, Policies, committee charters are forthcoming and required to ensure maximum return on CMP investment.

3) Understanding that changes such as Declaration changes require property owner vote.

4) Understanding that annual budgeting process and CEO and COO current spending authority guide individual projects.

Nalley introduced the CMP Consulting team who presented an overview of the proposed Comprehensive Master Plan.
Proposed Declaration Amendments: Lesley Nalley, CEO and Linda Mayhood, COO presented proposed Declaration Amendments.
Proposed Revision – Chapter 1, Art. 1, and Art. 7: Vice Chairman Weiss presented proposed revisions to Chapter 1, Article 1, Personnel Policy, and Article 7 Management Policy.

These items will be on the April 18, 2018 regular meeting agenda.

Questions/Comments-Audience: • Several members commented on the CMP. • A member commented on the board of directors election. • A member commented on Declaration changes. • A member commented on the outdoor pool.

Adjournment: Director Cunningham MOVED to adjourn, Director Medica SECONDED, and the MOTION was unanimously approved. The meeting was adjourned at 11:30 a.m.

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Chairman    Secretary