A regular meeting of the Hot Springs Village Property Owners’ Association Board of Directors was held at 9:00 a.m., Wednesday, June 20, 2018 at the Ouachita Building of the Ponce de Leon Center.

Board members attending were: Chairman Tom Weiss, Vice Chairman Bob Cunningham, Directors Buddy Dixon, Cindi Erickson, Nancy Luehring, Mike Medica, Bill Roe Jr., Lesley Nalley, CEO; and Linda Mayhood, COO.

Attending from staff were: Liz Mathis, Controller; Kevin Sexton, Dir. of Tourism and Community Affairs; Cheryl Dunson, Dir. of Sales; Tom Heffer, Dir. of Golf; Magdy Hussein, Dir. of Food & Beverage; Jason Temple, Dir. of Public Utilities; Bob Wagstaff, Tennis Center Mgr; Tony Rather, Fleet Mgr; Alan Ault, Sup. Streets & Sanitation; Shawnee Cooper, Dir. of Human Resources; Renee Haugen, Dir. of Real Estate Acquisition & Member Services; Charles Brown, Lifestyle and Outdoor Recreation Mgr; Mike Sykora, Sup. Buildings & Grounds; Kate Chagnon, Communications Mgr.; and Ella Scotty, Executive Assistant.

Also attending: Pamela Ray, KVRE.

Approximately 100 people were in the audience.

Call to Order: Chairman Weiss called the meeting to order at 9 a.m.
Prayer/Pledge of Allegiance: Director Roe gave the prayer, and the pledge of allegiance was led by Buddy Dixon.

Introduction of Guests: Gary Troutman, President & CEO of Greater Hot Springs Chamber of Commerce.

Approval of Order of Business: Chairman Weiss asked if the Board would like to make any changes to the agenda. As there were none, the Order of Business was APPROVED.

Consent Agenda: Chairman Weiss presented the Consent Agenda items consisting of: Ratification of Minutes of the 05-16-18 regular meeting, and 05-21-18 executive session; Standing Committee Minutes: ACC 05-03-18 and 05-17-18; Golf 05-17-18; GAC 05-04-18; Lakes 05-09-18; Public Utilities/Public Works 05-17-18; Recreation 05-14-18; As no objections were heard, the Consent Agenda was ADOPTED.

Questions & Comments for the Audience Concerning Agenda items:

- A member commented on spending
- A few members commented on the outdoor pool
- A member commented on Chapter 1, Art. 11, Delinquent Assessment/Bad Debt Write-off Policy
- A member commented on the CMP
- A member commented on central planning.
- Jim Patton of the Citizens Police Academy advised that
funding has been raised for the Milo Simulator.

CEO/Financial Report:  
Lesley Nalley, CEO:  
- Presented her CEO report, which included highlights of the May financial package and a real estate sales update. The financials are tracking very close to budget and the state of the union is very strong.
- Presented the Comprehensive Master Plan Phase I Implementation Plan, which supports our overarching Enterprise Goal of creating and protecting value through sustainable growth. The plan uses a balanced approach based on three pillars 1) Protecting current value (maintenance of existing infrastructure), 2) Building new value (innovation), and 3) Meeting day-to-day service expectations (addressing service gaps). The implementation plan focuses on the next three years, while building momentum on the multi-year steps needed to achieve the longer-term goals.

The presentation will be posted on the website.

COO Report:  
Linda Mayhood presented the COO report. Highlights included updates of the Water Tank Rehab and Wastewater Treatment Improvement projects, streets maintenance updates, and Lakes Department updates.

Pickleball Project Update:  
Charlie Brown, Lifestyle and Outdoor Recreation Manager, and pickleball project manager, updated the board on the progress of the project. The project is on track to be completed in accordance with the contractual date of August 22, 2018.

Jessieville/Fountain Lake School District Sewer Connection Discussion:  
Jason Temple, Director of Public Utilities updated the Board on the Jessieville/Fountain Lake School District Sewer Connection. A draft agreement is being developed and will be presented to the Board for final approval in the coming months.

CURRENT BUSINESS

Revision Chapter 1, Article 11, Delinquent Assessment/Bad Debt Write-off Policy:  
Vice Chairman Cunningham MOVED to approve revisions to Chapter One, Article 11 – Delinquent Accounts/Bad Debt Write-Off Policy as presented. Director Luehring SECONDED, discussion followed, and the MOTION was unanimously APPROVED.

Barcelona Road Repair Project:  
Vice Chairman Cunningham MOVED to accept a Total Project Cost not to exceed $140,000 for the reconstruction of South Barcelona Road to include the low bid from Sam Johnson Construction, Inc., Bidder 1, Onsite Professional Inspection by a Geotechnical Engineer, and Contingencies. Director Luehring SECONDED, discussion followed, and the MOTION was unanimously APPROVED.

NEW BUSINESS
Bob Wagstaff, Tennis Center Manager presented a proposal/bid from Australian Court Works in the amount $179,400 for the installation of HydroCourt Watering System for clay tennis courts 7 – 10. The 2018 approved budget includes $120,000 for this project. Costs were researched from the original installation in 2014 and were adjusted for inflation, however, in addition to inflation, material costs increased and were not accounted for in the budgeted amount. The Recreation Department is recommending removal of 1) Ouachita activities building flooring replacement, 2) Tennis Center ball machine, 3) Outdoor Recreation storage pole barn, and 4) Parks development and playground equipment, totaling $63,000 from the 2018 Capital Budget to provide funding for this project, which will be resubmitted for the 2019 budget.

As requested at the May 16, 2018 meeting, Chairman Weiss presented a path forward for arriving at a decision on the outdoor pool project. Through discussions and consensus with each Board member and the CEO, the following two-step approval process is proposed.

- Authorizing the features and funding parameters outlined in the project summary sheet for the purpose of requesting drawings sufficient to satisfy ACC requirements, satisfying the Board’s desire to visualize the project layout among other facilities in the area, and creating draft contract documents with Carrothers Construction that ensures approved features, maximum cost, and desired terms and conditions.
- Upon receiving the architectural drawings, ACC permitting approval, and proposed final contact, authorizing the project and specific contract execution.

Chairman Weiss asked the Board to consider today, the first bullet point and expect a July or August vote on the second, as determined by project drawings, ACC approval and final contract terms. Chairman Weiss asked for a motion based on the preceding discussion.

Director Roe MOVED to 1) approve specifications and funding as identified in the attached project summary, 2) authorize staff to obtain the related conceptual and engineering drawings, 3) authorize staff to develop a draft contract with Carrothers Construction that ensures approved features, maximum cost and desired terms and conditions, 4) authorize staff to obtain related ACC approvals as defined in their charter, and 5) authorize staff to bring the final drawings, ACC approvals, and contract before the Board for their final approval at the regular Board meeting following completion of the above requested items. Vice Chairman Cunningham SECONDED. Discussion followed, and the MOTION was unanimously APPROVED.

Board Member Comments: Director Luehring thanked Charlie Brown, Jason Temple and Bob
Wagstaff for their informative presentations.

Director Medica commented on the HSV logos on HSVPOA staff shirts. He thanked Dr. Carter, Superintendent of Jessieville School District for his contributions to the community and wished him well in his new endeavor. Medica also commented on the completion of Hwy. 70.

Director Roe commented that the road striping looked very professional.

Director Erickson is thankful to the Board for improving the process by which the pool will be presented to the Board for approval, and that members should be rest assured that the process will continue to improve.

Director Dixon commented on the upcoming Commissioner of State Land sale of HSV properties. The state’s website lists HSVPOA as an interested party because of the uncollected assessments due on the properties. Director Dixon also commented that as of 6-21-18 the ACC will have approved 36 new home permits year to date.

Comments & Questions from Audience:

- A member commented on the outdoor pool
- A member asked about unpaid dues liability when purchasing property from the Commissioner of State Land
- A member commented on marketing and branding
- A member commented on service gaps and recycling
- A member commented on the CMP presentation, financials, and ACC approval of CCI permits in un-serviced areas
- A member commented on tree cutting in road rights-of-way on Balearic and Cortez Roads.
- A member commented on the proposed tennis project

Adjournment: 
Vice Chairman Cunningham MOVED to adjourn, Director Roe SECONDED, and the MOTION was unanimously APPROVED. The meeting was adjourned at 11:21 a.m.

Chairman Secretary