A regular meeting of the Hot Springs Village Property Owners’ Association Board of Directors was held at 9:00 a.m., Wednesday, March 16, 2016 at the Ouachita Building of the Ponce de Leon Center.

Board members attending were: President Harv Shelton, Vice President Mike Medica, Directors Jeff Atkins (left at 9:14 a.m.), Marcy Mermel, 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 Utilities; Jason Miller, Fire Chief; Stephanie Heffer, Director of Lifestyle and Community Development; Tom Hasselstrom, Fleet Manager, Beverly Ellison, P&I Manager, Nicole Good, Business Development Coordinator and Ella Scotty; Administrative Assistant.

Also attending: Lewis Delavan, Village Voice; Lorien Dahl, Sentinel-Record; Diane Upchurch, KVRE. The meeting audio was recorded 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 Weidert gave the prayer and the pledge of allegiance was led by Bobbie Bateman.

Introduction of Guests: None.

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

Minutes/Notes: The minutes of February 17, 2016 board meeting were unanimously APPROVED upon MOTION by Director Weidert SECONDED by Director Parker.

President’s Remarks: President Shelton’s comments:
Highway 5 safety improvement work will begin in the next four to five weeks; widening shoulders, softening of curves and rumble strips. This summer road work safety improvement work will take place on Highway 7 near the transfer station to Jessieville.

Committee Appreciation Luncheon is set for April 12.

Board/Staff contact time has been initiated, on Tuesday afternoons in the GM’s office, giving board members one time to ask questions and gathering information from staff in preparation for board meetings. This is where board members can collectively discuss upcoming issues. There are no agendas
and no decisions are made. Legal opinion states this does not violate HSVPOA Bylaws, policies or state law.

**Director Comments:**

President Shelton called on Board Members for their remarks.

Director Weidert thanked everyone for attending and thanked the media for their coverage. He also commented on the time management benefits of the drop-in sessions with staff. It allows board members to get answers to their questions, so they can talk intelligently about subjects at the board meetings.

Director Mermel thanked everyone for attending the March 3rd Village Values. The next Village Values will discuss Public Safety.

Director Parker commented that it is the board members obligation to be very informed to represent the members without taking a lot of staff’s time and believes it is very important to have the staff contact sessions.

Director Atkins commented that he thought it was inappropriate for board members to meet without the public and press present. He then left the meeting.

Vice President Medica commented that the board is tasked with understanding the information that they get and if they have questions they need to get answers without sending several emails.

Medica expressed thanks to Village Pride groups that pick up trash on the side of the roads.

**Review of Board Correspondence:**

President Shelton received emails regarding various topics including assessment collection methods; changes to the Bylaws pertaining to the board election process; promoting Hot Springs Village; Mt. Carmel; Discovery Center.

**General Manager’s Report:**

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

Elan’s Restaurant at Granada is open with good reviews.

Thanked Brian and Dorinda King, operators of Paradise Grill for keeping the restaurant open until June.

HSVPOA is focusing on getting our Website updated.

In our marketing program, HSVPOA is working with national firms.
We are working on our lot sales program.

**Project Updates:**

**Status Update Total E:**
CFO Lesley Nalley reported on Total e: The February utility billing was successfully completed through Total e. We continue building reports to show us some recounts and different reporting. Custom development of golf and tennis edit features third party booking and tennis booking are slated to roll out in April. Following that will be further development of the member portal for additional abilities, such as annual pass and annual purchases.

**Bond Update:**
CFO Lesley Nalley reported that the Garland County, Arkansas Waterworks and Sewer Facilities Board met on March 8, 2016. Public attendees were present. No public comments were made. The Facility board chose its officers: Major General Arwood, Chairman; Don Gooch, Vice Chair; and David York of Regions, Secretary/Treasurer. The attorney read the resolution of intent to finance the sewer bonds and opened the meeting for questions, then the board voted unanimously to adopt the resolution. The resolution will be on the April 20, 2016 HSVPOA board agenda. The Facilities board will meet on April 20, 2016 following the HSVPOA Board meeting.

**DeSoto Club:**
Nicole Good, Business Development Coordinator, reported on the DeSoto Club renovation: Sheetrock on walls, bead board is going up on ceilings, and exterior projects are in process including the exterior deck. Cosmetic work will be in progress within the next week.

**Marketing:**
Nicole Good, Business Development Coordinator, gave a marketing update on the Discovery Center. A permit has been obtained for some cosmetic remodeling. Landlord put up a new awning and will be doing some painting. HSVPOA will be doing some spring marketing campaigns. Grand opening will be the week of 4th of July.

**Long Range Water Master Plan:**
Jason Temple, Director of Public Utilities provided an update on the long range water master plan.

**Financial Report:**
CFO Lesley Nalley gave the Financial Report.

**Standing Com. Reports:**
Charles Hartman presented a report on the Lakes Committee. Interviews were conducted to fill two open positions. The committee has been working with the two fishing clubs who will send a representatives at Lakes Committee meetings. Formed a task force to decide in a scientific manner what improvements need to be made to the lakes. The committee is
also in the process of documenting the GPS coordinates of lake brush piles.

Com. Reports Received: The following standing committee minutes were received: ACC 02-04-16, 02-18-16, 03-03-16; CPFC 03-07-16, Golf 02-18-16; GAC 02-05-16, Lakes 02-10-16, Public Safety 12-10-15, Public Works 02-18-16, Recreation 02-09-16, Trails 02-16-16

Questions from Audience: A member commented on the DeSoto Club Flat roof Agenda item # 23. Two members commented on the proposed amendment to the Mt. Carmel agreement.

OLD BUSINESS:

Fire Dept. Purchase SCBAs: Vice President Medica MOVED to approve the Fire Department’s purchase of 26 MSA self-contained breathing apparatus from Casco Industries, Inc in the amount of $149,100. Director Weidert SECONDED the MOTION. Discussion followed. The MOTION was unanimously APPROVED.

2016 Phase I Waste Water Imp: Vice President Medica MOVED to approve the 2016 wastewater system improvements design and construction services phase by McClelland Consulting Engineers Inc., not to exceed $170,000. Director Parker SECONDED the MOTION. Discussion followed. The MOTION was unanimously APPROVED.

Mt Carmel Agmt. Amendment: Vice President Medica MOVED to approve Mt. Carmel’s request to amend the agreement to increase the number of Alzheimer units to 25 from 14 and reduce the total number of assessments by 11 to 72 units, plus 1 assessment for the facility lot. Director Weidert SECONDED the MOTION. Discussion followed. The MOTION was approved 4-0 with President Shelton, Vice President Medica, Directors Parker and Weidert voting in favor and Director Mermel abstaining.

Paron Wholesale Water Agmt: Vice President Medica MOVED to approve the proposed agreement for wholesale water service to Paron Owensville Water Authority. Director Weidert SECONDED the MOTION. Discussion followed. The MOTION was unanimously APPROVED.

Revisions to Bylaws: Vice President Medica MOVED to approve the proposed revisions to the Bylaws as presented. Director Weidert SECONDED the MOTION. Discussion followed. The MOTION was unanimously APPROVED.

CURRENT BUSINESS:
Food & Beverage DeSoto: Vice President Medica MOVED to ratify, and confirm, the approved lease agreement between HSVPOA and Johnna Daggertt Westerman to lease and operate the restaurant at DeSoto Golf Club beginning May 7, 2016 for an initial term of two years. Director Weidert SECONDED the MOTION. Discussion followed. The MOTION was unanimously APPROVED.

DeSoto Club Roof Replacement: Vice President Medica MOVED to amend the DeSoto Club renovation project budget of $2.2m to increase in the amount of $63,155 for replacement of the flat membrane roof. Director Weidert SECONDED the MOTION. Discussion followed. The MOTION was unanimously APPROVED.

Bypass Extension Campaign Fund: President Shelton announced that the Garland County Quorum Court approved a vote on June 28, 2016 to ask the county voters to approve a 5/8 percent sales tax beginning in 2017 to fund road and bridge work in the county. About $30 million of the estimate $50 million raised would be the local share of the cost of the extension of MLK expressway from US 70 to the AR Hwy. 5/7 junction. Local groups are planning to spend $50,000 to inform voters of the uses for this tax and to encourage approval. HSV will contribute $10,000 to the campaign.

Major General Tom Arwood discussed the history and importance of the proposed bypass extension and the benefits it would provide for HSV.

Larry Griffin, Garland County Justice of the Peace commented that the county is in total support of the project.

Ronnie Weaver, Director of Operations for LifeNet discussed the importance of ambulance transport times in health emergencies. The bypass would decrease ambulance transport times from HSV to Hot Springs by approximately 10-15 minutes, which is very beneficial with an emergency illness. The bypass would also shorten the ambulance turnaround time back to HSV for the next emergency.

NEW BUSINESS

Sanitation Service Area Policy: Jason Temple, Director of Public Utilities presented proposed revisions to Chapter 4, Article 4 Waste/Trash Collection and Disposal Policy.

ACC Charter Revision: Linda Mayhood, Assistant General Manager presented proposed revisions to the Architectural Control Committee Charter to remove the provision for proxy voting.

2016 Road paving Program: Jason Temple presented the 2016 Street Maintenance Program.
2016 Standing Committee Appts: Linda Mayhood presented recommendations from standing committee chairs, board liaisons and department directors with regard to 2016 appointments for the various Standing Committees.

Acquisition of Sanitation Trucks: Tom Hasselstrom, Fleet Manager, presented a proposal to acquire three sanitation trucks through a purchase/buyback in the amount of $387,860 with a guaranteed three-year buyback amount of $231,000 and finance the purchase over a three year period.

Backhoe Leasing: Tom Hasselstrom, Fleet Manager, presented a proposal to lease three backhoes from J.A. Riggs for a period of four years at a cost of $45,607.32 annually.

Five Gang Fairway Mower: Tom Hasselstrom, Fleet Manager, presented a proposal to purchase one five-gang fairway (reel) mower for Granada Golf course from Jerry Pate Turf & Irrigation (Toro) for a net price of $78,042.03.

These items will be on the April 20, 2016 board agenda.

Questions/Comments from Audience: Two members commented on Mt. Carmel.

Adjournment: Director Parker MOVED to adjourn, Director Weidert SECONDED and the MOTION was unanimously approved. The meeting was adjourned at 11:29 a.m.