A regular meeting of the Hot Springs Village Property Owners' Association Board of Directors was held at 9:00 a.m., Wednesday, January 21, 2015 at the Ouachita Building of the Ponce de Leon Center.

Board members attending were: President Keith Keck, Vice President Harv Shelton, Jeff Atkins, Bobbie Bateman, Frank Leeming, Mike Medica and Mary Neilson.

Attending from staff were: David Twiggs, COO/General Manager, Linda Mayhood, Asst. General Manager, Lesley Nalley, CFO, Attorney Don Schnipper, Public Works Dir. Jason Temple and Admin. Asst. Suzette Tadlock.

Also attending: Mary Eliades, Village Voice, Diane Upchurch, KVRE. Jessieville Students videotaped the meeting.

Approximately 50 people were in the audience.

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

Prayer/Pledge: Director Neilson gave the prayer and the pledge of allegiance was led by Rhonda Haynes.

Guests: President Keck called on POA Board candidates to stand and introduce themselves i.e. John Weidert, George Parker, Marcy Mermel, Bobbie Bateman and Clark Vernon.

Order of Business: Motion to approve the order of business was made by V.P. Shelton. Director Leeming, SECONDED the motion.

Director Atkins MOVED to remove item #17. Appt. to Public Works Com. Director Leeming SECONDED the motion. Director Atkins advised the candidate has removed his name for consideration and we will be looking for a replacement. The motion was unanimously APPROVED.

Director Atkins MOVED to add to the agenda a discussion on POA hosted email addresses for Board members to use for POA Board related email correspondence along with potential policy changes that would be appropriate. Discussion followed. The motion was unanimously APPROVED.

Director Atkins MOVED to add election of new officers of the POA Board as allowed by the POA Bylaws. Director Leeming SECONDED the motion. Discussion followed. The motion FAILED with Directors Atkins and Leeming voting in favor and Directors Shelton, Bateman, Medica and Neilson voting against.
The order of business was APPROVED as amended.

Minutes/Notes:
The minutes of 12/17/14 regular meeting and work session notes of 1/7/15 were APPROVED upon motion by V.P. Shelton, SECONDED by Director Leeming and unanimously APPROVED.

President's Comments:
President Keck advised he hoped everyone had received their proxy and encouraged everyone to vote in order to get a quorum.

Board Comments:
Director Leeming wished all five candidates good luck on their run for the Board. He apologized to John Weidert for the error he made in his blog. He requested the matter of open meetings be put on the February agenda.

Director Neilson thanked Jason Temple for the work that has been done on the fountains.

Director Bateman was glad that the Fitness Center opens at 6 a.m.

V.P. Shelton asked everyone to listen carefully to CFO Lesley Nalley when she gives the financial report and to consider it before they cast their vote against the assessment increase proposal. He stated the financial situation is deteriorating faster than originally thought.

General Manager Report:
David Twiggs gave the General Manager’s Report (see written report attached).

Capital Projects Update:
David Twiggs reported on:

- DeSoto and Coronado Marinas
- Fuel Stop
- DeSoto Club renovation

Lesley Nalley reported on TotalE Status Update.

Gate Renovations:
Jason Temple reported the East and West Gate renovations have been completed. He thanked everyone involved in its completion.

Preliminary 2014 Financial Recap:
Lesley Nalley gave a preliminary 2014 Financial Recap (see attached). Discussion followed.

Standing Com. Reports:
None

Committee Reports:
The following standing committee minutes were received:
ACC 12-4-14, 12-18-14; CPFC 1-5-15; GAC 12-5-14; Golf 12-18-14; Lakes 12-10-14; Public Works 12-18-14; Recreation 12-8-14; Trails 12-15-14.
Questions from Audience: Three property owners had questions regarding the agenda.

Break: A recess was held at 10:30 – 10:35 a.m.

Mt. Carmel Development: Director Bateman MOVED to approve the Developers Agreement as presented for Phase 3 of Mt. Carmel Community at the Village. Director Medica SECONDED the motion. Following discussion, the motion was unanimously APPROVED.

Appt. to CP&F Com.: Director Medica MOVED to appoint Ed Baldwin for a term to expire April 2017 and Deborah Sims for a term to expire April 2015 to the Common Property and Forest Committee. Director Bateman SECONDED the motion. The motion was unanimously APPROVED.

Appt. to Lakes Com.: V.P. Shelton MOVED to appoint Don Petersen to the Lakes Com. for a term expiring April 2017. Director Neilson SECONDED the motion. The motion was unanimously APPROVED.

2015 Dynamic Pricing Structure for Non-member Golf Rates: Director Medica MOVED to approve the Golf Dept. to set the dynamic golf rates and adjust as dictated by market demand. Director Leeming SECONDED the motion. Following discussion, the motion was unanimously APPROVED.

New Rate Structure for Twilight Golf Rates: Director Medica MOVED to approve the twilight golf rate structure, including the addition of family and accompanied-member guest rates as presented. V.P. Shelton SECONDED the motion. Following discussion, the motion was unanimously APPROVED.

POA Host Email for Board Members: Director Atkins discussed the matter of all Board members having a POA hosted email to better control flow of emails along with appropriate policy amendments. Discussion followed.

Questions from Audience: Two property owners asked questions regarding other business.

Adjournment: The meeting adjourned at 11:00 a.m.

President

Secretary
WORK SESSION MEETING OF THE
HOT SPRINGS VILLAGE
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
9:00 A.M., FEBRUARY 4, 2015
OUACHITA BUILDING

A work session meeting of the Hot Springs Village Property Owners' Association Board of Directors was held at 9:00 a.m., Wednesday, February 4, 2015 at the Ouachita Building of Ponce de Leon Ctr.

Board members attending were: President Keith Keck, Vice President Harv Shelton, Jeff Atkins, Bobbie Bateman, Frank Leeming, Mike Medica and Mary Nellson.

Attending from staff were: COO/General Manager David Twiggs, Asst. General Manager Linda Mayhood, CFO Lesley Nalley, Director of Golf Ray Metz, Dir. of Public Works Jason Temple and Admin. Asst. Suzette Tadlock.

Also attending: Lewis Delavan, Village Voice Newspaper and Diane Upchurch, KVRE. Students from Jessievile School videotaped the meeting and left at 10:45 a.m.

Approximately 60 people were in the audience.

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

Prayer/Pledge: V.P. Shelton gave the prayer followed by the pledge of allegiance by Michael Dollar.

Guests: None. Board Candidates stood and introduced themselves i.e. John Weidert, Clark Vernon, Marcy Mermel, George Parker and Director Bobbie Bateman.

Order of Business: The order of business was approved upon MOTION by V.P. Shelton and SECONDED by Director Bateman.

Director Medica MOVED to add to the Agenda #20 Purchase of Golf Fertilizers. Director Bateman SECONDED the motion. The motion was unanimously APPROVED.

Approval of the agenda as amended was unanimously APPROVED.

President's Comments: President Keck encouraged all to turn in their ballots on the assessment proposal.

Board Member Comments: Director Medica advised that TROON Golf Vacations have booked 150-160 golfers to Hot Springs Village in April and May. Golf tournament revenue in 2015 is higher at $112,000 than 2014 at $79,000. The Golf Channel is coming in June. He believes the outlook is much rosier this year and believes this to be attributable in large part to TROON.

V.P. Shelton encouraged people to play golf in the unusually warmer weather.
General Manager’s Report: David Twiggs gave the General Manager’s Report (see written report attached). He reported on the following:

- Draining of West Gate Pond
- Lift Station Failures

Finance Report: CFO Lesley Nalley gave the Preliminary Financial Recap for 2014 (see written report attached). She advised the report would be audited.

Standing Com. Reports:

Governmental Affairs Com.: Jerry Yeric and Lu Otto of the Governmental Affairs Committee addressed the Board relative to the 2010 Economic Impact Study update. They advised it was the recommendation of the Governmental Affairs Committee to request a 2015 Economic Impact Study. Mr. Otto reviewed the reasons for the update and what it should include. The Governmental Affairs Committee will review this document and it will be brought back to the Board for approval.

Questions from Audience: One property owner had questions regarding an agenda item.

GAC White Papers: GAC Chair Jerry Yeric addressed the Board relative to White Papers which will be distributed at the legislative luncheon on February 23. Saline County JP Jim Zahnd addressed the Board on improvements to Highway 5. Discussion followed. The White Papers will be brought back to the Board at its Feb. 18 regular meeting.

Appt. to Public Works Com.: Dir. of Public Works Jason Temple reviewed the recommendation of Don Draper to the Public Works Committee for a term to expire April 2016. This will be brought to the Board at its Feb. 18, 2015 regular meeting.

Wholesale Water Concept: Jason Temple reviewed the proposal to sell water on a wholesale basis to outside entities (see memo attached). Discussion followed. This proposal will be on the agenda for the Feb. 18, 2015 regular meeting.

Appts. to Golf Com.: Golf Director Ray Metz reviewed the recommendation of Jamin Townson, John Schrage and Rodger Whitford to the Golf Committee. The appointments will be on the agenda for the Feb. 18, 2015 regular meeting.

Common Property Revisions: Linda Mayhood reviewed the proposed changes to the Common Property Charter and Chp. Two, Art. 7 Policy Revision (see attached). Discussion followed. This will be on the agenda for the Feb. 18, 2015 regular meeting.

Standing Com. Open Mtg. Policy: Linda Mayhood reviewed proposed Standing Committee Open Meeting Policy (see attached). Discussion followed. This will be on the agenda for the Feb. 18, 2015 regular meeting.

Jessieville students recording the meeting left at 10:45 a.m.

Fertilizer Bid: Ray Metz reviewed the memo relative to the purchase of golf course fertilizers in amount of $172,402 (see attached). Discussion followed. This will be on the agenda for the Feb. 18, 2015 regular meeting.

Impact of Assessment Vote On Budget: Lesley Nalley reviewed the memo relative to Impact on Assessment Vote on Budget (see attached). Discussion followed.

Questions from Audience: Five people addressed the Board with their comments/questions.

Adjournment: The meeting adjourned at 11:22 a.m.