A regular meeting of the Hot Springs Village Property Owners’ Association Board of Directors was held at 9:00 a.m., Wednesday, August 19, 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: Lewis Delavan, Village Voice, Diane Upchurch, KVRE. The meeting audio was recorded by staff.

Approximately 130 people were in the audience.

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

Prayer/Pledge: Vice President Medica gave the prayer and the pledge of allegiance was led by Don Dierks.

Proclamation: President Shelton proclaimed September 26, 2015 as “Village Walk for Cancer Research Day”.

Presentation HSV Community Foundation Scholarships: Don Dierks of the HSV Community Foundation presented the Bob & Norma Shoemaker Endowment Grants to Morgan Hair, Hope Bratton and Taylor Mayhood.

Total E Recognitions: Vice President Medica recognized POA employees and IT Conversion Team members for their efforts in rolling out Total –E Phase I.

Introduction of Guests: None.

Order of Business: MOTION to approve the order of business as presented was made by Director Neilson, SECONDED by Director Weidert. Discussion followed. Director Mermel MOVED to amend the agenda to move Item #32, RASP Budget Review Process to consolidate with item 34, Budget Planning. Director Weidert SECONDED, the motion to approve the agenda as amended was unanimously APPROVED.

Minutes/Notes: The minutes of July 15, 2015 regular meeting were unanimously APPROVED upon MOTION by Director Weidert, SECONDED by Director Mermel.
President’s Remarks: President Shelton commented on the following:

- Passing of David Watkins, Hot Springs City Manager.
- Keith Keck will be the HSV representative at the Metroplan Board meetings in Little Rock.
- Recommended Waypoint at DeSoto Marina; coffee bar, Little Penguin Tacos and Basecamp headquarters. The grand opening is set for September 5.
- There was a good turnout at the orientation for bowhunters planning to participate in the Urban Deer Hunt beginning September 1st. President Shelton thanked Beverly Ellison and Bruce Caverly for their efforts in coordinating the hunt.
- Two-tier assessment implementation. The 2015 budget was based on an across the board assessment of $37.52. Feasibility of implementing the two-tier assessment during the middle of the year is not practical. The plan is to begin collecting on the two-tier assessment on January 1, 2016. However, an appeal is possible, so the money collected may be placed in an escrow account until legal issues are resolved.

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

- Director Weidert thanked everyone for attending the Board meeting; appreciates the Public Works crews for all the culvert work, and thanked everyone for all they do for HSV.
- Director Parker- ACC completed update of the commercial and home construction packets. Cedar Creek Trail remains closed for cleanup. Recommended the Balboa Dam Trail.
- Director Mermel commented on the necessary closing of the outdoor pool.
- Director Neilson commented that the FLW is in town for a fishing tournament and encouraged everyone to spread the word about HSV.
- Director Atkins commented on the two-tier assessment implementation.
- Vice President Medica commended the Golf shops during the migration of Total-e; thanked superintendents and maintenance crews for their efforts. Golf package play exceeded 5,000 rounds for 2015.

Review of Board Corres: President Shelton commented that the bulk of email questions will be addressed during agenda item discussions.

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

- Loss of David Watkins and that HSV will continue to work in partisan with the City of Hot Springs.
- Kudo to Total-E efficiencies and securities in assessment payments. Working on implementation of more automated and online processes.
- Meetings with Arkansas Department of Highways and improvements to Hwy. 5. HSV received letter and map of planned improvements, which is available on the HSV at http://hsypoa.org/files/pdf/Highway_Devpt.pdf.

Status Update Total E: CFO Lesley Nalley reported on TotalE.

Project Updates: Stephanie Heffer provided updates on the DeSoto Club and Waypoint at DeSoto Marina


Standing Com. Reports: Charles Hartman, Chair, Lakes Committee. A five-year lake management plan has been submitted for budget purposes and focuses on three main goals 1) Improve customer experience, 2) Move staff managers from a lake maintenance focus to a lake management focus. 3) Increase the lakes budget to 290k for maintenance and capital. In the process of installing lake lock boxes. Completed an audit of boat stickers on Lake Granada.

Com. Reports Recvd.: The following standing committee minutes were received: ACC 06-04-15, 06-18-15 and 07-02-15; CPFC 06-08-15; Golf 06-18-15; GAC 06-05-15; Lakes 06-10-15; Public Safety 06-11-15; Public Works 06-11-15; Recreation 06-18-15; Trails 06-16-15

Questions from Audience: A member commented on outsourcing of gate security. A member commented on the outdoor pool concept included in the Master Plan workbook, and the Board of Directors Agreement to Serve. A member commented on the temporary Waypoint banner, the parking situation at the Waypoint at DeSoto Marina and gate access into HSV. A member commented on cleanup of common property.

Entergy Update: Greg Asbell, Regional Manager Mark Hunt, Customer Service Manager and Chris Robertson presented an update on Entergy four projects in process or scheduled in HSV totaling $800k.

Utility Rate Study: Dan Jackson, Economist.com presented a PowerPoint presentation on utility rate study findings and recommendations.

Ad Hoc health Services: Bobbie Bateman presented the Ad hoc Health Services Committee final report.

OLD BUSINESS:

Gate Security Proposal: Vice President Medica MOVED to approve entering into a contract with AlliedBarton to provide HSV gate security operations. Director Parker
SECONDED. Discussion followed. The MOTION was APPROVED 5 to 1, with Vice President Medica and Directors Neilson, Mermel, Parker and Weidert voting for and Director Atkins voting against.

B.O.D. Agreement to serve:

Vice President Medica MOVED to approve the Board of Directors Agreement to Serve. Director Parker SECONDED the motion. Discussion followed. The motion was APPROVED 5 to 1 with Vice President Medica and Directors Neilson, Mermel, Parker and Weidert voting for and Director Atkins voting against.

CURRENT BUSINESS:

Appt. to Trails Committee:

Director Neilson MOVED to appoint Michelle Brown to the Trails Committee for a term expiring in April 2018. Director Parker SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.

Golf purchase walk behind Mowers:

Vice President Medica MOVED to purchase 18 walk behind greens mowers with trailers from Jerry Pate Turf in the amount of $199,753.64. Director Weidert SECONDED the motion. Discussion followed. The MOTION was APPROVED 5 to 1 with Vice President Medica and Directors Neilson, Mermel, Parker and Weidert voting for and Director Atkins voting against.

Golf purchase Fairway Motor:

Vice President Medica MOVED to purchase one Toro Five Gang Fairway Reel Mower from Jerry Pate Turf in the amount of $62,798.00. Director Weidert SECONDED the motion. Discussion followed. The MOTION was APPROVED 5 to 1 with Vice President Medica and Directors Neilson, Mermel, Parker and Weidert voting for and Director Atkins voting against.

Golf purchase Triplex mowers:

Vice President Medica MOVED to purchase two Triplex Slope Reel Mowers for Magellan and DeSoto Golf Courses in the amount of $59,128.00.09 from Jerry Pate Turf. Director Parker SECONDED the motion. Discussion followed. The MOTION was APPROVED 5 to 1 with Vice President Medica and Directors Neilson, Mermel, Parker and Weidert voting for and Director Atkins voting against.

NEW BUSINESS:

Ad hoc Health Svcs Disband:

Recommendation of the Ad hoc Health Services Committee and staff concurrence to formally disband the committee.
Minutes of August 19, 2015 Board Meeting

RASP Charter Revisions: Jerry Kosoglow, Chairman of the Research and Special Projects Committee presented proposed revisions to the RASP charter.

RASP Proposed Projects: Jerry Kosoglow, Chairman of the Research and Special Projects Committee presented proposed projects.

PW Proposal for Lake DeSoto Dredge: Jason Temple presented a proposal for Lake DeSoto floating dredge work.

Budget Planning: Lesley Nalley, CFO presented a budget development proposal.

The above NEW BUSINESS items will be on the September regular meeting agenda.

Comments from Audience: None

Adjournment: Director Neilson MOVED to adjourn, Vice President SECONDED and the MOTION was unanimously approved. The meeting was adjourned at 12:55 p.m.

President

Secretary