A regular meeting of the Hot Springs Village Property Owners’ Association Board of Directors was held at 9:00 a.m., Wednesday, March 18, 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 (Skype), 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, Director of Golf Ray Metz, Director of Lifestyle and Community Development Stephanie Heffer and Admin. Asst. Ella Scotty.

Also attending: Lewis Delavan, Village Voice Newspaper, Diane Upchurch, KVRE, students from Jessieville High School 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 Medica gave the prayer and the pledge of allegiance was led by Ella Scotty.

Introduction of Guests:

Order of Business: MOTION to approve the order of business as presented was made by Director Leeming, SECONDED by Vice President Shelton and unanimously APPROVED.

Director Leeming MOVED to add the Proposed Open Meeting Policy to the agenda under item #21. Vice President Shelton SECONDED the motion. The motion was unanimously approved.

Minutes/Notes: The minutes of February 18, 2015 and notes of March 4, 2015 were approved upon MOTION by Director Leeming, SECONDED by Director Medica and unanimously APPROVED.

President’s Remarks: President Keck commented on the passing of Herb Perrin, a former Board member; Suzette Tallock has officially retired after 39 years with POA; Welcome Ella Scotty our new note taker. Keck gave kudos and thanked Public Works crews during the recent weather events for getting roads plowed and sanitation crews for getting everyone’s trash picked up. Thursday, Mar. 12. Keck commented on the waste water sewer main rupture that occurred on Mar. 13.

Director Comments: President Keck called on Board Members for their remarks.
General Manager’s Report: In addition to the written General Manager’s Report David Twiggs commented on:
- 16” sewer main rupture that occurred on 3-13-15.
- Golf Marketing and changing main marketing flow into “Discovery Packages”.
- Call Center success – large volume of calls and fewer complaints.
- Twiggs recently presented at the Governor’s Conference on tourism and attended the Club Managers Association of America Conference. He will present at the National Builders Association Conference in Little Rock, this weekend.

Status Update: TotalE:
- CFO Lesley Nalley reported on TotalE.
- To date Total E has billed POA for 221 of the contracted 1340 hours and have provided 172 hour at no charge.
- TotalE will be onsite in late April
- Next phase is data migration of member and property records.

- The Board unanimously agreed to:
  - Beginning March 2015, spread annual amenity revenue evenly across 12 months and semi-annual across 6 months.
  - Water, sewer and sanitation for POA facilities will be charged at commercial rates.

Standing Com. Reports: None.

Com. Reports Recvd.: The following standing committee minutes were received: ACC 3-5-15, 2-19-15; CPFC 3-2-15; Golf 2-19-15; Lakes 2-11-15; Public Works 2-22-15; Recreation 2-9-15

Questions from Audience: None.

NEW BUSINESS:

Cortez Fire Station Roof: Director Atkins MOVED to approve the bid from Nabolz in the amount of $53,899 for the repair of the Cortez Fire Station Roof. Director Medica SECONDED the motion. The motion was unanimously APPROVED.

SSES.: Director Atkins MOVED to contract with RJN Group Inc. for the flow monitoring and sanitary sewer evaluation study not to exceed the budgeted amount of $275,000. Director Leeming SECONDED the motion. The motion was unanimously APPROVED.

Mowing Contract: Vice President Shelton MOVED to accept the bid from Tim Cosby in the amount of $54,000 for mowing 400 miles of road right-of-ways. Director Leeming SECONDED the motion. Vice President Shelton and Directors Bateman, Leeming, Medica and Neilson voted to approve the motion. Director Atkins abstained. The motion was approved.
Appt. to Golf Com.: Director Medica MOVED to approve the appointment of Joe Johnston to the Golf Committee to fill the vacant position with a term expiring April 2015. Director Atkins SECONDED the motion. The motion was unanimously APPROVED.

Appt. Election Day Com.: Vice President Shelton MOVED to appoint the members of the 2015 Election Day Committee as presented. Director Leeming SECONDED the motion. The motion was unanimously APPROVED.

Standing Com. Appt.: Vice President Shelton MOVED to appoint members as recommended to the Standing Committees as presented. Director Leeming SECONDED the motion. The motion was unanimously APPROVED.

Vice President Shelton MOVED to re-appoint the term limited members who have requested re-appointment as follows: Buddy Dixon – ACC, 5 year term, Bruce Caverly – Common Property, 3 year term, Grover Scarborough – Golf, 3 year term, Jerry Yeric – GAC, 3 year term, Director Medica SECONDED motion. The motion was unanimously APPROVED.

Videotaping of Meeting: Jessieville students stopped videotaping meeting when battery ran out at 10:20.

Open Meeting Policy: Director Leeming MOVED to un-table the proposed Open Meeting Policy tabled at the Feb. 18 regular meeting. Vice President Shelton SECONDED the motion. The motion was unanimously approved.

Vice President Shelton MOVED to revise Paragraph D. and E. of the proposed Open Meeting Policy. Director Leeming SECONDED. Discussion followed. The motion was unanimously approved.

Director Leeming MOVED to remove the word “Standing” from the proposed Open Meeting policy, Vice President Shelton SECONDED the motion. The motion was unanimously approved.

Vice President Shelton MOVED to approve a revision to the Bylaws Article XII, Section 2, Director Medica SECONDED the motion.

Comments from Audience: A member commented on our accounting method.

Adjournment: The meeting was adjourned at 10:32 a.m.
WORK SESSION MEETING OF THE  
HOT SPRINGS VILLAGE  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
9:00 A.M., APRIL 1, 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, April 1, 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 Neilson.

Attending from staff were: COO/General Manager David Twiggs, Asst. General Manager Linda Mayhood, CFO Lesley Nalley, Director Lifestyle Development Stephanie Heffer, Director of Golf Ray Metz, Dir. of Public Works Jason Temple and Admin. Asst. Ella Scotty.

Also attending: Lewis Delavan, Village Voice Newspaper and Diane Upchurch, KVRE. Jessieville High School 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 followed by the pledge of allegiance by Chet Sherman.

Guests: Mr. Jay Howard of the Artisan Motor Coach Resort project

Order of Business: The order of business was approved upon motion by Director Leeming, SECONDED by Director Medica and unanimously APPROVED.

Motion to Add Item 19: A Motion was made by Director Leeming to add agenda Item 19, Appointments to RASP Committee, SECONDED by Director Atkins and unanimously APPROVED.

President's Comments: President Keck congratulated John Weidert, George Parker and Marcy Mermel for being elected to the Board. He also commented that budget scenario 1 and 2 both included a plan to do something with the DeSoto Club Complex.

Board Comments: Director Bateman stated that there was a program on the public service channel recently about Fay Jones and his work.

Board Correspondence: None.

Gen. Mgr. Report: David Twiggs stated that Gary Adams has resigned to accept a position in Richmond, Texas. We appreciate everything Gary has done for us. Rick Middleton will step in as interim Police Chief.
HSV has introduced golf rates for accompanied guests of members. Golf marketing is ahead of where we predicted. Also, Troon Golf Apps for HSV courses are available for downloading.

POA is working on the Overlay Zone for the Artisan Motor Coach Resort, which will lead to a Developers agreement. Questions regarding the project should be sent via email.

David Twiggs presented at the National Town Builders’ Association that convened in Little Rock the weekend of Mar. 21.

Standing Com. Reports: Tom Elliott, Chair of the Recreation Committee stated that the Recreation Committee supports the conceptual design and plans for the DeSoto Complex, but suggests the pool design plans be changed to include lap lanes, and believes that management of operation should be defined before proceeding. The Recreation Committee recommends the Board approve the concept and allow staff to take the project from concept to reality.

George Parker, Chair of the ACC presented the committees annual profile. 69 permit applications, visits each site and attends 47 committee meetings. Approved 2,117 permits compared to 2,090 last year. Revised committee charter and policy, Protective Convenants and created a new policy for Storm Shelters and Safe Rooms. Approved 8 variances and 1 new in-home business.

Questions Re: Agenda: None.

NEW BUSINESS:

DeSoto Club Complex: Stephanie Heffer opened the discussion on the DeSoto Club Complex Concept. President Keck stated several member comments have been received; most expressed concerns regarding the pool and its proximity to the club, and safety security factor of fencing. Stephanie Heffer validated that conceptual design does include fencing of the pool, per code and law requirements.

Director Atkins expressed concerns about the pool and not having a completely defined project for the 19th Hole. Would like to see a more comprehensive plan including plans for the 19th Hole and locating the pool at another area.

Twiggs state that there is some funding in the budget for the 19th Hole.
Director Medica is not in favor of the pool, because of too much noise, or the 19th Hole. He does not think we need two restaurants in the same location. Would like to see the pool in another location. 
Director Leeming inquired about the Market Study and definition of trade area and village center.

Twiggs said he is concerned of taking away the pool from the concept.

President Keck reiterated that the DeSoto Complex was included in both budget scenarios 1 and 2. One of the Boards’ objectives was to support the upkeep and maintenance of our current amenities to provide our members with the amenities that they bought into when moving to HSV.

President Keck said three options are a water feature at the DeSoto Complex and the pool elsewhere; a “L” shaped pool and smaller putting green; Eliminating the 19th Hole or using the area as an indoor cart barn and eliminating the old cart barn.

Stephanie Heffer stated that the purpose of the concept is to drive traffic to the DeSoto Complex.

Appointment to PW Com.: Jason Temple advised that John Sowers is being recommended to fill a vacancy on the Public Works Committee. This matter will be on the agenda for the April 15, 2015 regular meeting.

2015 Road Paving Program: Jason Temple reviewed a memo related to Public Works proposal for Micro-Surfacing of Roads and recommends approving a bid from Vance Brothers not to exceed $440,000. This item will be on the agenda for the April 15, 2015 regular meeting.

2015 PW Culvert Replacement Project: Jason Temple reviewed a memo related to Public Works Culvert Replacement Project and recommends approving a bid from Sam Johnson Construction Inc. in the amount of $385,330. This item will be on the agenda for the April 15, 2015 regular meeting.

2016 Enterprise Goals/ Objectives: Director Keck stated that we have received comments from members and Vice President Shelton regarding the 2016 Enterprise Goals and Objectives. Vice President Shelton commented that our goals and objectives should look at the long term and referred to the revised 2016 Enterprise Goals/Objectives memo for details.

Twiggs commented that staff looks at how we can move our goals forward.

Budget Timeline: Lesley Nalley reviewed the Budget Planning Timeline memo recommending additions to the original timeline approved by the Board
in August 2014. This will be included on the April 15, 2015 regular Board meeting agenda.

Proposed Policy Revisions: Linda Mayhood advised that staff is recommending proposed minor revisions to the following policies out of Chapter one. This matter will be included on the April 15, 2015 regular meeting agenda.

a. Chapter 1, Article 7
b. Chapter 1, Article 9
c. Chapter 1, Article 12
d. Chapter 1, Article 13
e. Chapter 1, Article 18

RASP Appointments: Director Leeming advised that Cindi Erickson, Rob Ferriman and Ann Bowman are being recommended for appointment to the RASP committee. This item will be included on the April 15, 2015 regular meeting agenda.

Comments/Questions

A member suggested repairing the pickleball courts using part of the DeSoto Complex budget now and replacing with pickleball funds budgeted later.

A member commented on the need for dance floor space at the DeSoto Club and Balboa Club. Pool tables at the Balboa Club should be moved to make space for a dance floor.

A member commented that the Board/members should be given three plans, low, medium, high, for the DeSoto Complex.

A member commented on a safety concern of parking at the DeSoto Marina area given the vehicles with boat trailers and vehicles using other amenities at the area. Twiggs stated the POA will look into the parking situation.

A member asked where copies of 2016 Goals/Objectives could be obtained.

Adjournment: The meeting adjourned at 11:38 a.m.

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President                          Secretary