A regular meeting of the Hot Springs Village Property Owners’ Association Board of Directors was held at 9:00 a.m., Wednesday, February 17, 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, Marcy Merrell, George Parker and John Weidert.

Attending from staff were: David Twiggs, COO/General Manager; Linda Mayhood, Asst. General Manager; Lesley Nalley, CFO; Rick Middleton, Police Chief; Jason Temple, Director of Public Utilities; Jason Miller, Fire Chief; Stephanie Heffer, Director of Lifestyle and Community Development; Rick Sykora, Building & Grounds Supervisor; 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 100 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 Bruce Caverly.

Introduction of Guests: None.

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

Minutes/Notes: The minutes of January 20, 2016 board meeting were unanimously APPROVED upon MOTION by Director Parker and SECONDED by Director Weidert.

President’s Remarks: President Shelton’s comments:

Thanked Charlie Hartman and the Lakes Committee for a great presentation at the Village Values meeting on February 4, 2016

Congratulations to all the Hot Springs Village Chamber of Commerce award winners. In particular, nominees for Citizen of the Year Award, Carolyn Bowers, Cindi Erickson and the winner Rolland White.

The Arkansas Highway Department will hold a public open house regarding Highway 5 improvements on February 18th at the Kentucky Baptist Church.
President Shelton called on Board Members for their remarks.

Director Weidert thanked everyone and the media for attending.

Director Mermel thanked everyone for supporting the first Village Values Program.

Director Parker commented on the new parking lot for the Cedar Creek Trail.

Vice President Medica commented that work at Magellan Golf Course is completed and the course is open.

President Shelton received emails regarding a Development Contribution Fee, board of director comments in the Village Digest, interest in buying/selling/giving back lots, Fuel Stop, Village Values program and miscellaneous topics.

In addition to the written General Manager’s Report, David Twiggs commented on the three-year Lot Sales program, which will focus primarily on the East end and areas that have existing amenity value.

CFO Lesley Nalley reported on TotalE: Utility billing is in final testing. February billing will be generated out of Total E.

Phone system firmware upgrades were installed, but did not adequately resolve issues. Hardware upgrades will be installed this week.

Nicole Good, Business Development Coordinator, reported on the DeSoto Club renovation: Exterior work is in progress including demolition of the exterior patio in preparation for the new fire pit. Footers will be poured next week for the exterior deck, which will provide permanent outside dining. Crews are finishing the mechanical rough-ins on the interior. Interior framing should be completed this week and sheetrock will begin soon. The project is currently on schedule and on budget.

Jason Temple, Director of Public Utilities provided an update of the Sanitation Sewer Evaluation Study. As of this date one-half of the system, with a report done for man-hole rehab inspection has been completed. Testing pointed to the vast majority of the problem as inflow going into our manholes. As such have modified our scope of work with our engineering firm, RJN, to focus on detailed man-hole inspection and smoke testing. Studies found more infrastructure than anticipated, which has adds $31,520.36 to the project to complete detailed inspection
of all manholes and lines. All manholes are being GIS mapped during this process.

Marketing Update: Nicole Good, Business Development Coordinator announced that Hot Springs Village has signed a lease agreement on a downtown location space, at 231 Central Ave., for use as a visitor center to promote lifestyles in Hot Springs Village attract visitors, promote golf tournaments and special events. Foot traffic in the area is about 3 million per year with an early summer opening date.


Standing Com. Reports: None.

Com. Reports Recvd.: The following standing committee minutes were received: ACC 01-07-16, 01-21-16, 02-04-16; CPFC 02-01-16, Golf 01-21-16; GAC 01-08-16, Lakes 01-13-16, Public Safety 12-10-15, Public Works 12-17-15, Recreation 01-11-16, Trails 01-19-16

Questions from Audience: None.

OLD BUSINESS:

Revision to Recreation Charter: Director Weidert MOVED to approve the revisions to the Recreation Committee Charter as presented. Director Parker SECONDED the MOTION. Discussion followed. The MOTION was unanimously APPROVED.

CURRENT BUSINESS:

Geothermal Upgrades Balboa Club: Vice President Medica MOVED to accept the bid from GTS, Inc., in the amount of $81,000 for a closed loop geothermal system for the Balboa Club. Director Weidert SECONDED the MOTION. Discussion followed. The MOTION passed 4-1 with Vice President Medica and Directors Mermel, Parker and Weidert voting in favor and Director Atkins voting against.

2016 Election Day Committee: Vice President Medica MOVED to appoint the 2016 Election Day Committee. Director Parker SECONDED the motion. Discussion followed. Jerry Yeric was appointed Chairman. Committee members selected by a blind draw are Bruce Caverly, Mary Jo Kurten, Lucia Iafrate, Dan Webb, John Bowers, Bert Cueva, Michael Lane, Bobbie Bateman, Ginny Misch, Don Langston, Paul Lane, Susan Cigelman, Robert Sweeten, Jimmy Betts, Curtis Malone, Joy Cull, William Jervis, Jeanette Sherman, Albert Lewis, Becky Banaszynski, Donald Patterson, George Chamberlain, Tom Elliott, Daniel J. Botkin.
Alternates are Judy Peterson, Cynthia Saalfield and Ellie Little. The MOTION was unanimously APPROVED.

Appointment to ACC: Director Parker MOVED to appoint Thomas E. Boardman to the Architectural Control Committee. Director Weidert SECONDED the MOTION. The MOTION was unanimously APPROVED.

Floating Dredge Bid: Director Atkins MOVED to accept the bid from Groh Dredging for lake Cortez floating dredge work in the amount of $60,000. Director Weidert SECONDED the MOTION. The MOTION was unanimously APPROVED.

Electrofish Shock Boat: Director Weidert MOVED to approve the purchase of an electrofishing boat and associated accessories from Southfork Boats/Westside marine in the amount of $59,452.01. Director Parker SECONDED the MOTION. Discussion followed. The MOTION passed 4-1 with Vice President Medica and Directors Mermel, Parker and Weidert voting in favor and Director Atkins voting against.

NEW BUSINESS

Purchase of SCBAs: Jason Miller, Fire Chief presented a proposal to purchase 26 new Self Contained Breathing Apparatus in the amount of $149,100.

2016 Wastewater System Improvements:

Jason Temple, Director of Public Utilities presented a proposal to purchase engineering services from McClelland Consulting engineers, Inc. to begin the 2016 Wastewater System improvements design and construction phase services based on the wastewater treatment plant report provided by McClelland and the manhole rehabilitation reports provided by RJN Group from the Sanitary Sewer Evaluation Survey at a cost of $170,000.

Mt. Carmel Agreement Amendment:

Linda Mayhood presented a request from Mt. Carmel to amend its Phase I Agreement to reduce the total number of assessments by 11 to 72 units, plus 1 assessment for the facility lot. They wish to increase the total Alzheimer units to 25 from 14. Discussion followed

Paron Wholesale Water Agmt:

Jason Temple, Director of Public Utilities presented the proposed Paron Owensville Water Authority proposed long-term wholesale water agreement. Discussion was held on the per 1,000 gallons cost and consensus to charge $4.09 per 1,000 gallons.

Proposed Bylaw Revisions:

Mike Medica presented proposed revisions to Hot Springs Village Bylaws, Article VIII, Board of Directors: Election Process, Sections 4, 5 and 6 to reflect current business practice.

MAWA Allocation:

Jason Temple, Director of Public Utilities presented Mid Arkansas Water Alliance Southern Group/Entergy’s study regarding Lake
Ouachita water allocations. This will be brought back to the board mid-year.

These items will be on the March 16, 2016 board agenda.

Questions/Comments from Audience: A member commented on the intersection of DeSoto Blvd. and Ponce de Leon Drive. A yellow flashing light is out, street markings are not visible during rain.

A member asked if POA has recourse for the vendor who installed the current geothermal system at the Balboa Club, and commented on the Mt. Carmel Assessments.

A member commented on Mt. Carmel assessments and MAWA.

Adjournment: Vice President Medica MOVED to adjourn, Director Weidert SECONDED and the MOTION was unanimously approved. The meeting was adjourned at 11:03 a.m.

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President

______________________________________________________________
Secretary