

REGULAR MEETING OF THE
HOT SPRINGS VILLAGE
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
9:00 A.M., FEBRUARY 18, 2009
OUACHITA BUILDING

A regular meeting of the Hot Springs Village Property Owners' Association Board of Directors was held 9:00 a.m., Wednesday, February 18, 2009 at the Ouachita Building.

Board members attending: President Bob Shoemaker, Jeff Atkins, Dick Breckon, Paul Day, Teri Jackson and Bill Linam. Absent: V.P. Mike Misch.

Attending from staff were: General Manager Dave Johnston, Treasurer Wayne Copeland, Asst. to the Gen. Mgr. Linda Mayhood, Attorney Don Schnipper, Dir. of Public Safety Laroy Cornett, Dir. of Recreation Larry Koonse, Dir. of Planning & Inspections Steve White, Dir. of Golf John Paul, Dir. of Public Works David Whitlow, Communications Specialist Stacy Hoover and Secretary Suzette Tadlock.

Also attending were: Holly Daste, Village Voice and Jeff Smith, Sentinel Record.

Approximately 30 people were in the audience.

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

Prayer/Pledge: Director Bill Linam gave the prayer followed by the pledge of allegiance.

Introduction of Guests: President Shoemaker called on guests in the audience and recognized Ann and Charles McCauley from Pennsylvania.

Order of Business: The order of business was approved as revised by adding a brief executive session following the regular meeting.

Minutes/Notes: The January 21, 2009 regular meeting and February 4, 2009 work session notes were approved as submitted.

President's Comments: President Shoemaker advised that V.P. Misch was on vacation. He also reported that the Boy Scouts had chosen an area twelve miles from the Village as one of the top three locations for a Boy Scout Jamboree but had lost out to Virginia.

Board Comments: Director Day congratulated Dave Johnston for his 14 years as General Manager with the Hot Springs Village POA and advised there was a write-up in the day's Village Voice about him. Director Day will be working with Metro Plan to determine how the stimulus funds will be spent.

Presentation: Steve Romine of 5 Brilliance Trace reviewed his written proposal (see attached) requesting the Board cancel the proposed "Special Hunt" scheduled in Sept. 2009. In lieu of this he proposed the Board adopt and approve bow hunting in Hot Springs Village

using the established State bow hunting season along with the regulations already established by the State.

Planning and Inspections Director Steve White responded to Mr. Romine's proposal (see written report attached).

Director of Public Safety Laroy Cornett also responded to Mr. Romine's proposal (see written report attached).

Director Breckon stated the Common Property and Forest Committee had considered something similar to Mr. Romine's proposal when they were studying the matter but had decided not to go this way.

It was the Board's feelings to see how the hunt goes in September.

Gen. Mgr.'s Report: Dave Johnston gave the General Manager's Report (see written report attached). He reported that Keith Armstrong would be giving up the operation of the DeSoto Club, 19th Hole and Cortez Restaurant at the end of February. The POA will take over the operation of the DeSoto Club and 19th Hole and believe they have someone to operate the Wood N Iron. The DeSoto Club will operate on Friday and Saturday nights with a buffet and limited menu beyond the buffet. Sunday's buffet will be discontinued at DeSoto Club with 19th Hole offering an upgraded buffet. Any commitments to service organizations will be honored. Employees hired will be on a temporary status.

American Tower is in the process of installing a cell phone tower behind the Cortez Fire Station. The fire training tower at this location is also being installed.

Treasurer's Report: Wayne Copeland gave the Treasurer's Report (see attached). Director Jackson suggested that provisions be made in the budget for unplanned capital.

Standing Com. Reports: President Shoemaker called on standing committee representatives for their reports.

Com. Minutes Recvd. The following standing committee minutes were received and filed & Filed: Common Property 2-2-09, Golf 1-8-09, Governmental Affairs 1-9-09, Public Works 1-22-09, Recreation 1-12-09, Research and Special Projects 1-12-09, 1-19-09, Trails 1-20-09. Architectural Control Com. Minutes 2-5-09.

UNFINISHED BUS.: None.

NEW BUSINESS:

Coronado Fitness Center Fee: Director Day MOVED that credit be given to 2009 Coronado Fitness Center annual members for the time the CFC Pool is closed for the replacement of the pool roof if they do not use the Coronado Fitness Center during that time. For those purchasing 2010 Coronado Fitness Center Annual Memberships, the 2010 Annual Membership will be reduced by this credit amount. For those not purchasing 2010 Coronado Fitness Center Annual Memberships, the credit will be refunded by check in 2010. Director Breckon SECONDED the motion. Following discussion the motion was unanimously APPROVED.

Certification of 2009 Board Election: Director Breckon MOVED to declare Bob Brandt, Katie Feather and Mike Misch elected to the Board of Directors in accordance with Article VIII, Section 6. of the POA bylaws for three year terms beginning in April 2009. Director Day SECONDED the motion. The motion was unanimously APPROVED.

Capital: Director Jackson MOVED and Director Linam SECONDED to approve the purchase of the following capital expenditures:

Golf

A. Greens Sprayer for Cortez	\$26,572.08
B. Triplex Tee Mower for Isabella	\$24,652.40
C. Triplex Reel Slope Mower for Magellan	\$31,264.27
D. 16 Work Carts: (4) Isabella, (4) Coronado, (1) Cortez, (2) Balboa, (3) Magellan, (2) Granada	\$55,920.00
E. Deck Mower for Ponce	\$21,816.44
F. Fairway Mower (Cortez)	\$59,261.58

The motion was unanimously APPROVED.

Questions/Comments: President Shoemaker called on the audience for their questions/comments.

Norma Young, along with her neighbors Tom Lyons and Ann Downs, addressed the Board relative to # 7 Sabadell Ln. that is in violation of Article XII of the Declaration concerning the appearance of the residence and lack of prompt action by the POA to resolve the matter (see her letter attached).

Dave Johnston gave the background on the problems incurred with locating the property owners. He stated 30 day notices have been sent to get the garage door repaired or replaced. Another 10 day notice was sent to get the trash picked up. Douglas Arneson will be sent a letter with a copy to the HSV Bank of America to repair the garage door and clean up all household items, trash, debris and rubbish within ten days. If they fail to correct these items, the POA will contract for the work to bring the residence into compliance

with the Declaration and Protective Covenants. This cost, in addition to an administrative cost of \$300 will become a part of the annual assessment. Failure to pay these costs will result in the filing of a continuing lien on the property. It was noted that the assessments are \$1400 in arrears. Staff was asked to look at the issue of property owners not in good standing and reevaluate the procedures.

Jeff Smith asked when the CFC roof renovation would be completed. Mr. Koonse advised probably August.

Terry Masot addressed the Board to advise he has been conducting an investigation for the past three months on each department in Hot Springs Village with regard to receiving gratuities. He advised that he is in the middle of negotiations to buy a lot next door to John Paul in Diamante. Mr. Masot read from the old Information and Regulations Book relative to medical flags and read from the current Information and Regulations Book relative to Medical Flags. Mr. Masot advised he was going to get grandfathered under the old publication and that he was going to abide by the old rules. President Shoemaker stated he expects Mr. Masot to obey the rules that are applicable on the day he plays. Mr. Masot stated the current regulation book does not include a provision for a waiver for metal spikes and that John Paul had given him a waiver. Mr. Paul stated the waiver was for one year.

Mr. Masot was requested to get with Dave Johnston outside the meeting for comments directed to Mr. Johnston.

Adjournment: The meeting was adjourned at 10:30 a.m.

Executive Session: The Board went into a short executive session following the regular meeting.

President

Secretary