

REGULAR MEETING OF THE
HOT SPRINGS VILLAGE
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
9:00 A.M., WED., FEBRUARY 20, 2008
OUACHITA BUILDING

A regular meeting of the Hot Springs Village Property Owners' Association Board of Directors was held at 9:00 a.m., Wednesday, February 20, 2008 at the Ouachita Building.

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

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

Also attending were: Lynette Melcher, Village Voice and Jeff Smith, Sentinel Record.

Approximately 18 people were in the audience.

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

Prayer/Pledge: President Shoemaker gave the prayer and led the pledge of allegiance.

Order of Business: The order of business was approved as submitted.

Minutes/Notes: The regular meeting minutes of 1-16-08, work session notes of 2-6-08 and special meeting minutes of 2-6-08 were approved as submitted.

President's Comments: President Shoemaker introduced the new Village Voice Editor Lynette Melcher. He expressed his condolences for the loss of Director Breckon's wife, Judy, and announced there would be a memorial mass on Friday, March 14, 2008. President Shoemaker recognized Director Paul Day for his work in getting Hot Springs Village data in the Metro Trends Brochure.

Board Member Comments: President Shoemaker called on members of the Board for their comments.

Gen. Mgr.'s Report: Dave Johnston gave the General Manager's Report (see attached). Mr. Johnston announced that Director Jackson had been given the proxies of Director Breckon and Vice President Misch for this meeting.

Mr. Johnston reported on a letter received from the Hot Springs Chamber of Commerce stating their commitment to transportation needs of Hot Springs Village (see attached).

Treasurer's Report: Wayne Copeland gave the Treasurer's Report (see attached). Discussion followed.

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

Com. Minutes Recvd. & Filed: The following standing committee minutes were received and filed: Common Property & Forest 2-4-08, Golf 1-10-08; Governmental Affairs 1-4-08; Public Works 1-17-08; Recreation 1-14-08; Trails 1-15-08.

Architectural Control Com. Minutes Received: 1-17-08, 2-4-08, 2-7-08

Balboa Club Renovation Presentation: President Shoemaker introduced members of the Balboa Club Renovation Committee: Director Teri Jackson, Larry Brocaw, Joan Kenady, Larry Ebner, Al Lewis and Staff Support Linda Mayhood.

Director Jackson gave the background on the committee's recommendation for this project. She stated no consideration has been given for the total cost or funding of this project as these will come later after an estimate is obtained. The committee is looking for input and approval of the concept today.

Architect Larry Brocaw reviewed the drawings for the proposed renovation.

Break: The meeting was recessed for a ten minute break at 9:50 a.m.

Hearing: Attorney Don Schnipper took over the meeting to conduct a hearing on violation to Section 28. of the Protective Covenants by Brenda Allen and Travis Lankford for parking of a boat and trailer at their residence of 82 Bargas Way in excess of 72 hours. Neither Ms. Allen or Mr. Lankford were in attendance.

Complaint Investigator Sam Harper joined the Board to give a timeline of the complaint (see attached). Ms. Harper stated this matter had been brought to the board previously in August 15, 2007 at which time the Board suspended their privileges. A second complaint was received on January 14, 2008. She stated the boat and trailer were parked in the garage today. Mr. Schnipper stated the Board could not suspend privileges as the boat and trailer were currently in the garage. Mr. Johnston reported on a meeting he had with Ms. Allen after the Board had suspended her privileges in August 2007.

Director Jackson MOVED to immediately suspend the privileges of Ms. Allen and Mr. Lankford in the event a violation of Section 28 of the Protective Covenants occurs within the next 30 days should the boat and trailer remain outside the garage for more than 72 hours. Director Linam SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.

The hearing adjourned at 10:10 a.m.

Presentation of Balboa Club
Renovation (Continued):

Director Jackson continued her discussion of the Balboa Club renovation presentation by opening up the discussion for questions from the Board. Discussion followed.

Linda Mayhood reviewed the timeline.

President Shoemaker called on questions from the audience relative to the Balboa Club.

Following the presentation, President Shoemaker called on members of the Board. It was the consensus of the Board that we move forward on this project based on the concept presented today.

President Shoemaker expressed thanks to the committee for their work on this project.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Golf Cart Trailer Definition: Director Atkins MOVED to approve the definition of a golf cart trailer effective April 1, 2008 as follows:

1. The bed size would not exceed 5' wide x 10' long x 3' high from ground level to the top of the rail. This does not include the tongue or ramps.
2. No advertising
3. Single axle

Director Jackson SECONDED the motion. Discussion followed. The meeting was unanimously APPROVED.

Appt. to Governmental
Affairs Com.:

Director Day MOVED to appoint Carla Berroyer to the Governmental Affairs Committee for a one year term and Rosemary Rogers for a three year term. Director Jackson SECONDED the motion. The motion was unanimously APPROVED.

- Highway Transportation Priorities: Director Atkins MOVED to endorse the Highway Transportation Priorities as recommended by the Transportation Task Force of the Greater Hot Springs Chamber of Commerce (see attached). Director Linam SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.
- Garland & Saline County Ordinances Re: Exterior Maintenance: Don Schnipper discussed the 2006 International Property Maintenance Code as the procedures to be used in implementing and enforcing the new county ordinances relative to exterior maintenance. Mr. Schnipper suggested they be used as procedural guidelines. He stated the ordinances passed by Garland and Saline Counties on Exterior Maintenance are sufficient.
- Director Atkins stated he did not want make a motion on this matter.
- Capital Expenditures: Director Jackson MOVED to approve the purchase of five triplex rotary mowers in amount of \$132,267.80. Director Linam SECONDED the motion. The motion was unanimously APPROVED.
- Director Jackson MOVED to approve the purchase of twelve work carts in amount of \$41,539.44. Director Linam SECONDED the motion. The motion was unanimously APPROVED.
- Director Linam MOVED to approve the expenditure of \$85,000 for the repair of DeSoto Blvd. and Goose Pond Road. Director Day SECONDED the motion.
- Director DAY MOVED to amend the motion to specify DeSoto Bridge at Goose Pond Road instead of County Line Road. The motion was unanimously APPROVED.
- President Shoemaker requested staff to research the concept for safer golf cart travel at this location.
- The main motion as amended was unanimously APPROVED.
- Questions from Audience: President Shoemaker called on the audience for questions.
- Bob Brandt commented on moving the Balboa Pro Shop to the cart barn and building another cart barn.

Douglas Frankland asked if anyone had investigated who had damaged the bridge and made attempts to collect for damages.

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

President

Secretary