

REGULAR MEETING OF THE
HOT SPRINGS VILLAGE
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
9:00 A.M., WED., MAY 18, 2011
OUACHITA BUILDING

A regular meeting of the Hot Springs Village Property Owners' Association Board of Directors was held at 9:00 a.m., Wednesday, May 18, 2011 at the Ouachita Building of the Ponce de Leon Center.

Board members attending were: President Jerry Kosoglow, V.P. John Cooney, Bob Brandt, Tom Bryant, Katie Feather, Mike Misch and Jim Owens.

Attending from staff were: General Manager Scott Randall, Asst. to the General Manager Linda Mayhood, Attorney Don Schnipper, Dir. of Public Safety Laroy Cornett, Dir. of Planning & Inspections Steve White, Dir. of Golf, Recreation & Club Services John Paul, Asst. Dir. of Golf, Recreation & Club Services Stephanie Stone, Accounting Manager Doris Truett, Director of Public Works Randy Noles, Communications Specialist Stacy Hoover and Administrative Asst. to the General Manager Suzette Tadlock.

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

Approximately 50 people were in the audience.

- Call to Order: President Kosoglow called the meeting to order at 9:00 a.m.
- Prayer/Pledge: Tom Bryant gave the prayer followed by the pledge of allegiance led by President Kosoglow.
- Proclamation: President Kosoglow read and presented a Proclamation for National Garden Week June 5-11, 2011, accepted by Anne Inloes of the Village Pines Garden Club.
- Introduction of Guests: None.
- Order of Business: The order of business was approved as written upon MOTION by Director Brandt, SECONDED by Director Owens and unanimously APPROVED.
- Minutes/Notes: The minutes of April 20, 2011 regular meeting, May 2, 2011 annual meeting and May 4, 2011 work session notes were reviewed. Vice President Cooney asked that an addition be made to the May 4, 2011 work session notes that the issue of the Hernando Trail Extension is being undertaken by the Trails Committee. The minutes were approved and amended as stated above upon MOTION by V.P. Cooney, SECONDED by Director Owens and unanimously APPROVED.

President's Remarks: President Kosoglow recognized the on-going efforts of the POA in cleaning up the storm damage. He advised the Board had a very productive three day Board retreat last week. Many issues were discussed including basic responsibilities of board members, the General Manager and who was responsible for what. The Board discussed improved communications from the POA to all the different people who would be concerned about what is going on in the Village. President Kosoglow stated action items and information he would like communicated about this meeting will be available shortly on the website and at the Coronado Center Library.

Board Member Comments: Director Brandt gave a quote.

Director Owens offered congratulations to new Director of Public Works Randy Noles.

Director Misch advised any comments on ACC guidelines are due by June 6. Senator Jason Rapert for Saline County reported that the Governmental Affairs Committee reception held at the capitol this year was an excellent way to keep the issues that are important to the Village residents in front of the legislators. This is just another example of the excellent job the Governmental Affairs Committee does in reaching out to all governmental officials, state and local.

V.P. Cooney stated the Fallen Heroes parade last Saturday was quite overwhelming. He thanked Tom Arwood for his facilitation of this event. He also stated volunteers are in short supply and encouraged interested persons to serve.

Director Bryant advised the turnout was not what he would like to see when Saline County came to the Village this week. He encouraged support of these type events by the residents when they come to the Village.

Gen. Mgr. Report: Scott Randall stated he was pleased to announce that Randy Noles had accepted the position of Director of Public Works. He thanked Dennis Eskew who served along with Randy as interim Director of Public Works. He updated the Board and community on the late April storm damage: more than 300 single family residences that sustained some form of damage of which 175 were significant; nine commercial structures and two churches. The Governor declared the two counties a disaster area on May 2. Since that time we have been working with FEMA to make sure that affected property owners are eligible for Federal financial assistance and that FEMA will establish a short-term mobile disaster recovery center within Hot Springs Village, which we anticipate locating at the Coronado Center. FEMA is trying to find a way to provide finance support to the POA as well. He thanked Judges Lanny Fite and Rick Davis for their

efforts to make sure Hot Springs Village is not lost in this debate. POA continues to clean-up. Approximately 50% of the road right-of-way has been cleaned with two to three weeks remaining. Common property is significantly less than 50% cleaned up but we continue to work with two different third party vendors. Golf courses are more than 80% cleaned and should be finished by the week. Mulching operations will begin next Tuesday at the Stump Dump for a month. We are allocating all of our costs. We have paid more than \$150,000 of storm related costs of which \$110,000 has been recovered by insurance. Our first line of allocation will be for anything insurable, anything FEMA eligible and last would be anything that will impact the POA budget. Mr. Randall will keep the Board updated every week.

Treasurer's Report:

Scott Randall gave the Treasurer's Report (see written report attached). The report included:

- Summary of Revenue and Expense for the current month and year-to-date (YTD) - this one page summary is a new report.
- Detailed revenue and expense summary, by cost center

The summary report is by major revenue and expense area. During the month of April, cumulative revenue was \$255,000 under budget – attributable equally to uncollected assessments and golf. Cumulative expenses were \$57,000 over budget – attributable to Administration (Chamber of Commerce) and Golf (facilities renovation). Year-to-date revenue is at 35% of budget and expenses are 28% of budget.

One change that has been made to the report is a revised budget estimate for uncollected assessments. The amount shown in prior financial reports in the expense line 03A Delinquent & Foreclosure was \$2,100,000 which included \$1,750,000 for uncollected assessments, \$200,000 for foreclosure-legal and \$150,000 for lot expenses. The revised uncollected assessment is \$3,110,000. Foreclosure-legal (\$200,000) and lot expenses (\$150,000) are now listed separately. Traditionally, Assessment revenue is the actual billed amount per lot. Uncollected assessments (revised budget of \$3,110,000) have been moved as an offset to that revenue to show a clearer picture of what should actually be collected within the year.

Uncollected assessments for April amounted to \$385,200, exceeding budget by \$126,034. For the first four months, uncollected assessments total \$990,960 or 33.7% of the budget of \$3,110,000. At this rate, staff projects uncollected assessments to be \$2.95 million by year end.

Also attached are reports on:

- Assessments receivable

- Available cash
- Golf revenue

Discussion of the Treasurer's Report followed.

Standing Com. Reports: President Kosoglow called on standing committee chairs for their remarks.

Standing Com. Minutes Received & Files: The following standing committee minutes were received and filed: Architectural Control 4-21-11, 5-5-11; Common Property 5-2-11; Golf 4-14-11, Governmental Affairs 4-8-11; Lakes 4-13-11; Public Works 4-21-11; Recreation 5-9-11; Research & Special Projects 4-19-11, 4-19-11 Special; Trails 4-19-11

Questions from Audience Re: Agenda Items: - None

Re-appt. of Comm. Chairs: Director Owens MOVED that Don Langston succeed himself as Committee Chair of the Lakes and Water Management Com. Director Brandt SECONDED the motion. The motion was unanimously APPROVED.

Director Bryant MOVED that Bill Monson succeed himself as Committee Chair of the Public Works Committee. Director Feather SECONDED the motion. The motion was unanimously APPROVED.

Timber Sale Contract for Phase 8: Director Owens MOVED to accept the bid of Gill Logging to complete Phase VIII of the tree thinning project, generating approximately \$100,152 in revenue. Director Misch SECONDED the motion. Discussion followed. The motion was unanimously APPROVED.

Questions from Audience Re: Agenda:

Ms. Newsom asked if mulching operations were for residents. Scott Randall advised that it was available to residents.

Bill Bond asked what the POA's policy was for empty lots with considerable damage next to residences. Scott advised we have been providing the name and number of adjoining property owners if someone wanted to contact them on their own. Mr. Bond stated he thought the POA should contact the property owners. President Kosoglow advised they will take this question under consideration and report back at the next meeting based on the covenants and ability we have to enforce cleanup by non-resident property owners.

Adjournment: The meeting adjourned at 9:30 a.m.

President

Secretary