

REGULAR MEETING OF THE
HOT SPRINGS VILLAGE
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
9:00 A.M., AUGUST 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, August 20, 2008 at the Ouachita Activities Building.

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

Attending from staff were: General Manager Dave Johnston, Treasurer Wayne Copeland, Asst. to the General Manager Linda Mayhood, Attorney Don Schnipper, Dir. of Public Safety Laroy Cornett, Dir. of Recreation Larry Koonse, Beverly Ellison for 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 50 people were in the audience.

- Call to Order: President Shoemaker called the meeting to order at 9:00 a.m.
- Prayer/Pledge: Director Paul Day gave the prayer which was followed by the pledge of allegiance.
- Guests: None
- Proclamation: President Shoemaker read a Proclamation naming Sept. 17-23, 2008 as Constitution Week and presented it to Nell White and Dori Shaffer members of the Daughters of the American Revolution, Akansa Chapter.
- Order of Business: The order of business was approved as submitted.
- President's Comments: President Shoemaker congratulated Ted Andrews who turned 91 on Sunday. He recognized Director Jeff Atkins for his bowling awards and Director Mike Misch for his hole in one at #13 of Granada. President Shoemaker acknowledged the recent criticism given to Director of Golf John Paul and commended him and the Golf Department for a good job.
- Board Comments: President Shoemaker called on members of the Board for their comments. Director Atkins stated the Hernando Trail from Ecuestre to Ponce de Leon would be opened on August 29. Director Linam passed on good comments he had received about the member/ member golf tournament. Director Jackson

introduced Beth Graves who is running for the Fountain Lake School Board.

Presentation:

Terry Masot addressed the Board to request permission to ride to his ball even when golfers, including those with medical flags, are restricted to cart paths. Currently the POA policy states: "The POA provides a Flag Program, developed and operated by the Department of Golf, which is intended to increase the opportunities for participants to operate carts off the golf cart paths in some circumstances and conditions when carts operated by non-participants are restricted to the cart paths." President Shoemaker asked Attorney Don Schnipper to investigate whether the POA policy was in violation of the Americans with Disabilities Act.

V.P. Misch asked Mr. Masot if he intended to continue to ride his ball when carts were restricted to the cart paths while Mr. Schnipper investigates the POA policies; Mr. Masot said yes. V.P. Misch then asked Mr. Masot if he was prepared to accept the consequences of those actions and Mr. Masot said yes.

Gen. Mgr.'s Report:

President Shoemaker reviewed upcoming meeting dates for the Bella Vista Board meeting and Metro Plan meeting.

Dave Johnston gave the General Manager's Report (see written report attached).

Tom Elliott reported on the Computer Software Implementation Status Report.

Treasurer's Report:

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

President Shoemaker commented on an article in the day's Village Voice relative to concerns the POA has with NRPI's recent closing of its sales operation in the Village and their inability to make payments on the lots they own. He stated this is a major concern for the Board. V. P. Misch is working closely with the General Manager on this matter.

Discussion of the Treasurer's Report followed.

Standing Com. Reports:

President Shoemaker called on standing committee chairs for their reports. Tom Arwood, Governmental Affairs Committee Chair, advised that the Garland County Health and Welfare Committee unanimously approved the ordinance for emergency cleanup funds. Overall support from the Garland County Quorum Court is expected September 8th. The Governmental Affairs Committee is

hosting a town meeting on August 28 at the Coronado Center for the Fountain Lake School Board candidates.

Minutes & Recvd. & Filed: Common Property 8-4-08; Golf 7-10-08; Governmental Affairs 7-11-08; Public Works 7-17-08; Recreation 7-14-08; Research & Special Projects 7-7-08; Trails 7-15-08

Architectural Control Com. Minutes Received: 7-17-08, 8-7-08

Questions from the Audience: Mr. Patrick Hunt advised he had played golf with Mr. Masot on the day the golf course marshal reprimanded him for driving to the ball and that Mr. Masot had done so more than once while they were playing.

Director Jackson reminded the Board that Director Misch had asked Mr. Masot if he was aware if he disobeyed the rules, that he would have to face the consequences, which included suspension of privileges by the Board.

Bob Hill, Isabella golf course employee, reviewed the incident between Mr. Masot, the golf course marshal and himself. He stated that while discussing the incident with Mr. Masot, he felt threatened as Mr. Masot pulled a putter from his bag and was using profanity.

Mr. Masot addressed the Board to tell his side of the incident. Mr. Masot advised he would continue to ride to his ball.

Director Jackson advised the Board that Mr. Masot disobeyed the policy again at the Ponce de Leon Golf Course one week later and John Paul, Director of Golf, personally visited with Mr. Masot on the course to ask him not to ride to the ball.

Director Atkins asked about suspending the privileges of Mr. Masot today. Attorney Don Schnipper advised the Board that before Mr. Masot's privileges could be suspended he would have to be given notice of a hearing. The Board asked the POA to follow up with the letter to Mr. Masot regarding a hearing before the Board of Directors.

Donna Herter asked a question relative to the capital portion of the finance report.

Break: The meeting was recessed for a break at 10:02 a.m. and resumed at 10:15 a.m.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Appt. to Governmental Affairs: V.P. Misch MOVED to appoint Fred Kalsbeek to the Governmental Affairs Committee for a term to expire April 2009. Director Day SECONDED the motion. The motion was unanimously APPROVED.

Estate & Auction Sales Policy: V.P. Misch MOVED to approve a policy entitled Estate and Auction Sales to be placed in Chp. 3, Art. 9 of the Public Safety policies. Director Jackson SECONDED the motion. Discussion followed.

Estate sales operators Nancy Spradlin, Patsy Natho and Donna Garver addressed the board to speak to the proposed policy and a fine of \$200 for parking violations.

Following discussion by the Board, V.P. Misch MOVED to table this motion for 30 days. Director Jackson SECONDED the motion. The motion was unanimously APPROVED.

2009-2014 Capital Expend. Plan: Director Linam MOVED to accept the 2009-2014 Six Year Capital Expenditure Program as a guide in the preparation of the 2009 and future operating budgets. Director Jackson SECONDED the motion. Discussion followed.

Director Day MOVED to table this motion until further work is done, hopefully by the next meeting. The motion DIED for lack of a second.

Following further discussion, the motion CARRIED with Directors Linam, Jackson, Misch, Breckon and Atkins voting in favor and Director Day voting against.

Coronado Fitness Ctr. Roof: Director Day reviewed the problem with removing the whirlpool roof in order to replace the pool roof then finding another method of supporting the whirlpool roof and a means of handling the drainage from the pool and whirlpool roofs (see attached). He asked Village resident and architect Larry Brocaw to review the problems. He estimated it would take another thirty days for the engineers report. He asked the Board to approve this as a project knowing some of these numbers are going to move around, get started on the geo thermal and some of the things that we can do now.

Director Day MOVED to approve this project of \$655,500 and come back with any significant changes. Director Jackson SECONDED the motion. Discussion followed.

Director Linam MOVED to amend the motion to include \$215,000 for the installation of the geo thermal, duct work, electrical work, plumbing, flooring, architect, engineering costs and sales tax . V.P. Misch SECONDED the motion. The motion was unanimously APPROVED.

The main motion as amended was unanimously APPROVED.

Questions from the audience: None.

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

Executive Session: An executive session followed the regular meeting.

President

Secretary