

WORK SESSION NOTES
OF THE HOT SPRINGS VILLAGE
PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
WED., SEPTEMBER 2, 2009, 9:00 A.M.
OUACHITA BUILDING

A work session meeting of the Hot Springs Village Property Owners' Association Board of Directors was held Wednesday, September 2, 2009, 9:00 a.m. at the Ouachita Building.

Board members attending were: President Mike Misch, Vice President Bill Linam, Directors Jeff Atkins, Bob Brandt, Paul Day, Katie Feather and Teri Jackson.

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

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

Approximately 30 people were in the audience.

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

Prayer: Dave Johnston gave the prayer followed by the pledge of allegiance.

Proclamation: President Misch read and presented a Proclamation for Village Walk For Cancer Research Day to Linda Logan and Claire MacNeill.

Guests: Tom Arwood introduced Saline County Judge Lanny Fite, Benton Mayor Rick Holland and Jill Jones, Director of Benton A&P.

President Misch asked resident property owners Mary Moran and Connie Wiedart to introduce themselves.

Order of Business: The agenda was approved without change.

President's Comments: President Misch commented on Bob Shoemaker's condition. He reported on the bond closing held at Stephens, Inc. yesterday.

Board Comments: President Misch called on Board members for their comments. Jeff Atkins reported there was an excellent article in the newspaper on copper levels in the water. He stated the levels being asked for our copper are below the levels that are required in our drinking water. He suggested asking the government officials why they think it is so important to have

these miniscule levels of copper coming out of our water supply because it is costing a lot of money for not much good. He appreciated the positive letters in the Village Voice relative to the lot leasing program.

Presentation: Jill Jones, Exec. Dir. of Advertising and Promotions for Benton gave a presentation on a county-wide equestrian fairground complex being developed in Benton. Ms. Jones requested a letter of endorsement for this project if the Board approved.

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

Director Jackson commented on the 50 foreclosed lots sold and asked if there were other lots available. She commented on the excellent article in Fairway Living. She was glad to see that the Lobby of the POA Building will be open this Saturday to accommodate the holiday visitors. Director Linam stated 260 hours was terribly low to be extending 50% off the property owner rates for use of amenities to part-time employees. Director Atkins believes it should be applicable to a property owner that works half-time or full-time. President Misch suggested revisions to the Common Property Guidelines and Procedures. Director Atkins pointed out that selling a lot is not always a good thing and that he believed they would be delinquent again next year. Director Atkins suggested we suspend privileges from property owners who are stealing from property owners. This will be reviewed by our Attorney.

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

Questions from Audience: Irene Griffith stated she received a letter from Lots Lots in Palm Beach, Florida wanting to sell her a lot in her subdivision. She wanted to know if they had purchased a block of lots to sell. Director Atkins responded that they were a reputable company and they did purchase many lots in 2005 and 2006.

Tony Hofstedt suggested a tractor should pull over when there is a line of cars behind him.

Art Judd asked about a church sign on Ponderosa Lane between Carmona and Ponderosa. This was directed to the Public Works Dept.

Break: The meeting was recessed for a break at 9:55 a.m.

- 2010-2014 Capital Plan: Dave Johnston reviewed the 2010-2014 Capital Plan (see attached). Mr. Johnston stated \$1,000,000 had been removed from the Capital Plan in the year 2010 i.e. Deferred the initiation of the Balboa Golf Course renovation in amount of \$500,000 and capital items made up the balance. The Research and Special Projects will make a recommendation on the 2010-2014 Capital Plan at the Sept. 16, 2009 meeting. A capital contingency for capital items was suggested by Director Jackson. Further discussion was deferred until the Research and Special Projects could be involved.
- Enforcement of Motorcycle Helmets: Laroy Cornett discussed the staff recommendation on enforcement of motorcycle helmets. He recommends no change in the policy (see memo attached). Discussion followed. Director Jackson advised the issue was enforcement and this was not addressed. This matter will be on the agenda for Sept. 16, 2009.
- Appt. to Common Property Committee: Steve White advised the Common Property and Forest Committee recommends the appointment of Steve Romine to fill the vacancy of Dale Patty for a term to expire April 2011 This will be on the agenda for the Sept. 16, 2009 regular meeting.
- Appt. to Public Works Com.: David Whitlow advised the Public Works Committee recommends the appointment of Rolland White to the Public Works Committee for a term to expire April 2011. This will be on the agenda for the Sept. 16, 2009 regular meeting.
- 2010 Budget: Dave Johnston reviewed the 2010 Budget guided by the Board's budget parameters set forth at the Board's Retreat. Discussion followed on what had to take place to meet these budget parameters. Director Jackson wants to revisit the wastewater fee after the assessment vote. The 2010 Budget will be on the agenda for the Sept. 16, 2009 regular meeting. It was suggested that the golf merchandising percentage be adjusted that comes back to the POA before the budget is finalized. V.P. Linam stated he will be making an amendment to the fee schedule – "Golf Fee Tee Time/Tennis Reservation System and Internet access". He will recommend that we scratch "and internet access" and add "for residents and residents within the 21 adjacent counties". Director Atkins stated he believes Mr. Linam's option was a better option than the one being proposed. He still believed we made a decision last year to include that \$0.20 or \$0.25 as part of the green fee and he thinks we should stay with that. He stated certain golfers should not get a 33% discount on golf and we should eliminate the private cart second rider fee and reduce the golf cart registration fee to \$9.00.

Questions from Audience: Tony Hofstedt stated he believed helmets should be required in the Village. He stated that Laroy Cornett told him a few years back that they selectively enforce the helmet law.

Jim Owens stated we should either get rid of the helmet policy or put up signage that they are required or tell every visitor about the policy.

Bill Shaw asked about the status of the Balboa Clubhouse heat and air.

Terry Oltrogge stated POA should require the employees to wear helmets. He thinks the private carts issue should not be brought up so the \$4.00 assessment increase will pass.

Mary Moran asked why the POA requires a helmet if the State does not. She asked if POA should hire a food service manager and why the food service facilities weren't making money.

Adjournment: The meeting adjourned at 11:12 a.m.