

# History of Hot Springs Village, Arkansas

## 1970 – 2000

Updates through 2004 included

### CH. 1 – THE BEGINNING OF HOT SPRINGS VILLAGE

The beginning of Hot Springs Village was described by Sandra Long in *The Record*, a publication of the Arkansas Historical Society. (Long, Sandra. "From the Dark Corner to a Thousand Points of Light." *The Record*, 1995, Garland County Historical Society).

### MARBLE TOWNSHIP – THE DARK CORNER

The "Dark Corner" of north Garland County where Hot Springs Village is located has a colorful though somewhat obscure history. In prehistoric times, lying just north of the fabled valley of No-wa-sa-lon (the place of healing waters), it was often traversed by bands of Indians who forged trails along the paths of least resistance as they journeyed to the magic springs.

Later, according to some historians, the notorious conquistador Hernando DeSoto may have used one of these trails to arrive at Hot Springs in the fall of 1541. This romantic legend, of course, provides the basis for the Spanish theme around which modern builders created the ambient of Hot Springs Village. The main thoroughfare is called DeSoto Boulevard, all the other streets bear Spanish names, and the official logo of the community depicts the helmeted head of a Spanish conquistador.

The Indians and Spanish explorers, however, were not the only early travelers in this area. The 1700's saw French control of the lower Mississippi, and French trappers made their way along the old trails and streams to trade with the Indians for valuable furs, bear oil, and various minerals. The earliest maps of the area are in French, and many of the French names such as Glazier Peau, Fourche La Farve, and Petit Jean have survived to modern times. When pioneers began to settle the area in the nineteenth and early twentieth centuries, they made their roads and stagecoach routes along the same old trails, some of which became paved streets in Hot Springs Village after 1970.

Prior to 1873 the area later occupied by Hot Springs Village was designated as Marble Township and was located in Saline County. When Garland County was formed in 1973, a portion of the northwest corner of Saline County was moved across the border, thus dividing the old Marble Township between the two counties. Even though it now lies partly in Saline and partly in Garland County, the large township maintained its identity as one community just as Hot Springs Village does today.

Though the large area occupied by Marble Township was sparsely populated, mostly by farmers who scratched out their livings in bottom lands along the middle fork of the Saline River, Brush Creek, and Mill Creek, several small communities developed. In the early part of the twentieth century familiar names in and around the area were Old Beaudry, Marble, Whittington, Jessieville, Bethlehem, Mountain Valley, and Blue Springs. Marble had a school and a church which is one of the oldest surviving churches in the state today. Whittington had a post office and a stage stop inn. Two of the most important gathering places in the Township were Aiken's Store and Post Office and White's Mill, both of which were located where Lake Cortez in the Village now lies.

Many dramatic events took place in Marble Township before and after the turn of the century. There were Civil War troop movements and skirmishes with Jayhawkers. Among the mountain people stories abounded of family feuds, weird superstitions, murders, and thievery. Heavily populated with moon shiners who found the secluded mountains to be ideal hiding places for their stills, the place developed an unsavory reputation as wild and dangerous, and thus came to be called the "Dark Corner" of Garland County."

### HOT SPRINGS VILLAGE – A NEW VISION

"The real story of the development of the Village tells of the happy coming together of several individuals who had the vision, the expertise, and the means to make a dream come true. It is a story of careful stewardship of the priceless gifts of nature and of success beyond any of the original hopes.

John A. Cooper, Sr., an Arkansas native, was one of the first builders to conceive the possibility of well-planned, self-contained communities that would fill the needs of a rapidly growing population of healthy, affluent retirees. After several failed attempts to get his idea off the drawing board in the 1960s, he was able to create a model community near Hardy in northeast Arkansas. With the success of Cherokee Village, he was on the way to a spectacular future.

By 1969, the John A. Cooper Company had become one of the nation's most successful planned community builders and, as the nationally recognized founder of a new industry, was ready for major expansion. At that time, two other influential men entered the picture with similar ideas for the location of an ambitious new retirement community project near Hot Springs. They were Senator Bud Canada, a long-time friend of Cooper and Peter D. Joers, president of the Dierks Coal & Lumber Company.

Senator Canada had been impressed by Cooper's concept of retirement communities and helped clear the way for their successful development by participating in legislation that allowed such developments to be incorporated under the laws of the State of Arkansas. As a former Garland County Sheriff, Canada was familiar with the forested Ouachitas in the northern part of the county and sought to convince his friend that this would make an ideal setting for a Cooper project. At the same time, Peter D. Joers, had his own vision of land development in the same area overlapping Garland and Saline Counties. He had proposed that Cooper purchase a section of land southeast of Jessieville from Dierks for the development of a new retirement complex.

Cooper came to Hot Springs in December of 1969 to meet with Canada for a tour of the property. After flying over the rolling terrain, he immediately saw its possibilities and the two men went straight to Joer's office to discuss the project. Just two weeks later the deal was made. On December 23, 1969, the Cooper Company acquired 20,000 acres from Dierks Forests, Inc., a subsidiary of the Weyerhaeuser Company.

At a press conference during a meeting of the Arkansas Industrial Development Commission on January 21, 1970, company president John A. Cooper, Jr. announced plans for the immediate development of Hot Springs Village. The project was off and running at an incredibly rapid pace. After ground breaking on February 15, the Village was officially opened on June 1 with the completion of the beautiful entrance park and an impressive, rustic stone building to house sales and administration offices, both designed by Arkansas' premier architect, E. Fay Jones from the University of Arkansas at Fayetteville.

This building was occupied immediately by 50 agents intent on promoting the concept of the Village and attracting prospective property buyers. Plans for development of the first 4,000 acres called for an 18-hole championship golf course designed by Edmund Ault of Bethesda, Maryland, an elegant club house designed by E. Fay Jones, four parks, and a 200-acre lake all to be completed by the end of 1971. Infrastructure which provided for paved streets, electricity, water supply, telephone service, trash collection, and sewage disposal as well as police and fire protection promised all the state-of-the-art conveniences that could be found in the most modern of cities. All of these amenities, along with the beauty of the setting and the excitement of the rapid development which could be seen all around, must have fired the imaginations of many who were enticed to visit the location by Cooper's efficient promotional efforts.

Peter Joers, who had retired from Dierks, became the first property owner when he purchased a lot in May. Having first pick, Joers chose a prime location which would overlook the soon-to-be-constructed DeSoto lake. Joers was followed by a number of other property owners during the next few months, and by November of that first year the Property Owners' Association had been formed and the first 21 homes were under construction.

Through the active promotions of national sales offices which were established in Columbus, Akron, and Dayton, Ohio; Detroit, Chicago, Dallas, and Philadelphia, the Cooper Company expected to host 15,000 visitors to Hot Springs Village in 1970 and 25,000 in 1971. To accommodate all of these prospective buyers during the developmental state of the Village, the Company purchased the 350-room Velda Rose Motor Inn in downtown Hot Springs and made arrangements for guests to use the Belvedere clubhouse, golf course, and swimming pool while in the area to tour the Village. By 1972, however, the Village had its own facilities to provide these amenities. The elegant DeSoto Club and golf course were open, Lake DeSoto had been filled, and there was a large, picturesque, outdoor swimming pool. Guests could be housed in a number of speculation, model houses that had been built by the Company and were available for purchase or rental.

In the beginning, the 20,000 acres of rugged hills which were purchased for Hot Springs Village did indeed seem to be a "dark corner" of the state. Composed of thick, barely penetrable forest; huge craggy upliftings of boulders; and rocky soil, this wilderness had held little promise of productive use for any but the timber industry. Yet, in just two short years after its acquisition by the Cooper Company, the first 4,000 acres were transformed into the nucleus of a new community that was to take its place very soon as one of Arkansas' most beautiful and productive small cities.

When the Hot Springs Village project was first announced on January 21, 1970, plans called for infrastructure to provide for paved streets, electricity, water supply, telephone service, trash collection, and sewage disposal as well as police and fire protection. In short, future residents were promised all the conveniences that could be found in the most modern of cities when they retired to the peaceful tranquility of a natural setting.

During the first frenzy of activity beginning in early 1970, the area nearest the front entrance off Highway 7 was alive with bulldozers, front-end loaders, gravel trucks, asphalt layers and all types of construction equipment. A maze of dirt roads was forged through the forest following carefully engineered plans for the first recreational areas, service centers, and residential subdivisions. Enough water, sewer, and electric lines were laid to accommodate construction of initial public buildings and residences. Two years later, by the end of 1972, the Village had 244 miles of roads, 20 miles of which were completely paved. It also had 15 miles of utility lines, water lines supplied by 10 wells, and more than 20 miles of sewer lines."

Evidence of the "Dark Corner" remain in 2000 on Beaudry Circle County Road and in the Village. Beaudry Circle is for the most part, a "U" shaped road that intersects with Hwy. No. 7 near Jessieville School and north of Jessieville. The road leading from the Cortez Road Gate, Talley Cemetery Road, intersects with Beaudry Circle near the Marble Baptist Church which is still functioning.

Dark Corner signs occur on roadside trees in several places on the north leg of Beaudry Circle Road. A lane leading out of the Village to a farmer's property bears the street sign "Dark Corner Lane." (See illustrations).

People who have lived in the area and those living in the area in 2000 do not know where or why the name "Dark Corner" was given to the area. Some speculate the name was assigned because at one time the Ku Klux Klan was active in the area or because a plantation was once owned by a black man. Dark Corner is much like a person's nickname – someone assigned it!

In the Chapters that follow, the documented history of Hot Springs Village, with emphasis on evolution of the Property Owners' Association and other entities that make a community, is presented.

## **CHAPTER 2 - COOPER COMMUNITIES, INC. IN HOT SPRINGS VILLAGE INTRODUCTION**

Cooper Communities, Inc. formerly the John A. Cooper Company and the Hot Springs Village Property Owners' Association, two corporate entities have cooperated for 30 years in development of the Village. CCI planned, designed and constructed roads, water and sewer lines, lakes, golf courses, tennis courts, et al and deeded the facilities to the POA to manage and maintain. CCI preserved the environment by leaving about 40% of the forest relatively undisturbed in green belts and common property. Easements provided area for electric power and telephone lines beginning in 1970 and later for cable television lines. Main lines are above ground, extensions into subdivisions are underground.

CCI owned all the land (26,000 acres) which was divided into subdivisions most of which were divided into lots. Cooper construction of houses began in 1970 and continues in 2000. Initial construction was clustered in subdivisions in the west end of the Village and has steadily moved eastward.

### LIVING UNITS - TOWNHOUSES

In addition to construction of individual living units on lots owned by Cooper or non-residents, townhouses called "courts" were built in the west end of the Village. Townhouse (courts) construction has continued for 30 years as shown on the table.

Table II-1 Chronology of Townhouse (Court) Construction

DATE	NAME	NO. LIVING UNITS
1971	DeSoto	90
1973	Castellon	52
1974	Valencia	131
1976	Coronado	101
1977	Madrid	152
1978	Guadalajara	63
1982	Segovia	21
1983	LaCoruna	67
1984	Majorca	71
1984	Cortez	58
1985	Villa Alegre	56
1996	Lanza	16
1996	Balboa Cove	10
1997	Magellan	20
1997	Arista	20
1999	Divino	under construction
2000	Isabella	under construction

Initially living units were built so as to form "neighborhoods" around and near Lake DeSoto. Then there was a period of construction of living units that were widely scattered in various regions in the western half of the Village. In the late 1980's construction of living units were clustered forming neighborhoods. Neighborhood living units construction has continued to this day. Construction of living units widely scattered throughout the Village to satisfy requests continues.

### LIVING UNITS - NEIGHBORHOODS

The construction of neighborhoods often referred to as subdivisions are widely distributed throughout the Village.

Chronology of Construction of Neighborhoods

<u>DATE</u>	<u>NAME</u>
1987	Coronado
1988	Ballesteros
1989	Lopez
1989	Rodriguez
1989	Narvaez
1989	Balboa
1991	Serenidad
1991	Sanchez
1992	Adoracion
1993	Resplendor
1994	Promesa
1994	Bellisimo
1994	Villas at Diamante
1994	Playa
1995	Magellan

### LIVING UNITS – TIMESHARES

Time Shares, Vacation Ownership, Leisure Shares, Carefree Shares, and other names are used to identify weekly ownership of a completely furnished 2 bedroom, 2 bath living unit. Cooper Communities, Inc. constructed their first timeshare living units in Hot Springs Village in 1983. The Timeshares consisted of 40 units in 20 buildings in an area called Los Lagos. In 1997 Cooper Share Resorts, Inc. was established as a wholly owned subsidiary of CCI. In 1999 Los Lagos II was started and three units built that year. Six more units were constructed in 2000. The units in Los Lagos II are known as double shares or lock-out units. The two bedrooms may be used by different families at the same time, each in a locked, adjoining living area.

When CCI began to sell timeshares at Los Lagos, the sale of Cooper Share units were limited to persons who owned property in a Cooper Community. In the mid 1990's sales were extended to the general public. Persons who occupy a Cooper Share unit in Los Lagos are considered property owners during their occupancy.

Cooper Share Resorts, Inc. has planned rapid and extensive expansion of Cooper Share Resorts in various areas of the country in the future under a new name – Escapes!

The Los Lagos timeshares will be marketed under the name Escapes! to Hot Springs Village.

For the 30 years' existence of Hot Springs Village, CCI has continued to install water mains and sewer lines, roads, lakes, and golf courses. The cost of construction of golf courses has for many years been shared by CCI and Hot Springs Village Property Owners' Association.

In 1995 CCI and Club Corporation of America constructed a private golf course and country club (Diamante) with offices, restaurant and bar. CCA owns and operates the golf course and club; CCI owns the land (lots) in the Diamante area; the roads are owned and maintained by the POA. The members of Diamante are also members of the POA.

#### LAKES

Construction of lakes by CCI began in 1970 and has continued.

#### Chronology of Lake Construction

DATE	NAME	SURFACE AREA (ACRES)
1972	DeSoto	200
1972	Segovia	11
1973	Lago	100
1974	Pineda	62
1976	Coronado	380
1979	Cortez	245
1988	Balboa	944
1999	Isabella	24
2000	Granada	55

CCI has sold most of the lots it owns and will in the near future phase out most lot (home-site) sales and reduce greatly its construction of living units. In 1999 there were more than 32,000 property owners. Twenty-one percent of the property owners were residents and 79% non-residents.

#### GOLF COURSES

Design and construction of golf courses has been a CCI and POA cooperative venture since 1970. In 1970 CCI began construction of DeSoto golf course which opened 18 holes for play in 1972. CCI in 2000 continues to initiate plans and designs for golf courses and the 8<sup>th</sup> golf course is under construction. Details on construction of golf courses and the role played by CCI and the POA are included in the Chapter on Golf.

#### COMMERCIAL CENTERS

CCI will maintain an active presence in Hot Springs Village by virtue of Cooper Realty Investments dealing with commercial properties owned by CCI. Most commercial property in the Village is owned by CCI but some is privately owned. Commercial Centers designed and constructed by CCI are distributed for the most part throughout the west half of the Village. DeSoto Center constructed in 1970-71 was the first commercial area; Cordoba Center was developed soon thereafter and Este Center was developed in 1999. Most commercial properties have been constructed by CCI and leased and managed by Cooper Realty, Inc.

The commercial centers are in reality service centers. There are no manufacturing businesses in the Village.

Financial, food, medical, dental, clothing, repair and most other services are available in the commercial centers. A radio station (KVRE-FM) and first newspaper LaVilla News are located in DeSoto Center.

There are six clusters of commercial properties that are considered Commercial Center: DeSoto, Cordoba, Carmona, Plaza Carmona, Ponderosa and Este. CCI has stated that it does not plan to build additional Commercial Centers. A seventh commercial cluster has been designated as Fenix Center because Fenix Drive is its western boundary. This Center has been developed by several property owners who purchased land from Cooper Realty Investments.

#### Privately Owned Commercial Property

In 1991 CCI Cooper Realty Investments sold land to Charlie Hayes for the purpose of constructing a privately owned marina on Lake Balboa. This was CCI's first venture in selling property for private commercial development. Since 1991 several property owners have developed commercial property on land purchased from CCI.

It will be evident in future chapters that Hot Springs Village is much more than four corporations (Cooper Communities, Inc., Hot Springs Village Property Owners' Association, Hot Springs Village Townhouse Association and Club Corporation of America. There are numerous clubs, organizations, churches, businesses, health and medical facilities, restaurants, and other entities that comprise a self-sufficient "small city", Hot Springs Village. These facilities will be described in future chapters.

#### HISTORY OF HOT SPRINGS VILLAGE BEYOND 2000

##### 2001 SUMMARY

##### Living Units – Timeshares

Los Lagos added 16 new individual units for their Escapes! timeshare program.

##### 2003 SUMMARY

Cooper Communities Inc. completed their lot sales at the end of 2003. They no longer have a Cooper Land Development office in Hot Springs Village. Cooper continues to operate Cooper Homes Inc. and Escapes! within Hot Springs Village.

##### Living Units – Townhomes

Divino Courts (1999) and Isabella Courts (2000) completed construction with 15 and 24 units respectively.

Pacifica Villas began construction.

#### Lakes

Lake Construction

Lakes Estrella (21.6 acres), Maria (27.1 acres), and Sophia (35.7 acres) began construction.

#### **Homesites**

There were 34,030 property owners in Hot Springs Village, 22% are residents and 78% are non-residents.

#### **2004 SUMMARY**

##### **Living Units – Townhomes**

Maderas Gardens began construction

##### **Living Units – Timeshares**

Los Lagos added three four-unit buildings for their Escapes! timeshare program.

#### **Homesites**

There were 34,039 property owners in Hot Springs Village, 22% are residents and 78% are non-residents.

### **CH. 3 – HOT SPRINGS VILLAGE PROPERTY OWNERS’ ASSOCIATION 1970 TO 1975**

#### **INTRODUCTION**

The beginning of Hot Springs Village preceded its incorporation. In 1969 the John A. Cooper Co., headed by John A. Cooper, Sr., purchased several thousand acres of timberland from Dierks Forestry, a subsidiary of Weyerhaeuser. Soon thereafter construction began on the “Entrance Park” roadway and fountains, DeSoto Boulevard and the sales office building, which now is the local Cooper Timeshare office.

The Cooper Co. plan was to open up to 25 regional sales offices to sell lots and to invite customers to visit Hot Springs Village a couple of days with Cooper Co. providing free housing and golf.

To house the visitors and to provide office space for Cooper Co. and POA staff, John A Cooper Co. purchased the Velda Rose Motel and tower in Hot Springs in 1970 very soon after the incorporation of Hot Springs Village.

#### **INCORPORATION**

On April 16, 1970, the Articles of Incorporation of Hot Springs Village Property Owners’ Association were executed by three incorporators (Article XIII)

John A. Cooper, Jr. - Bella Vista and Hot Springs Village, Arkansas

J. F. Gore – Bella Vista, Arkansas

Harold S. Bemis – West Memphis, Arkansas

The Articles of Incorporation were filed April 20, 1970 in Arkansas with John A. Cooper, Jr. as registered agent. (Article XI).

Article XII states “The affairs of the Corporation shall be managed by a Board of five (5) Directors who need not be members of the corporation.” The five Directors and their terms were listed:

John A. Cooper, Jr. 1976

J. F. Gore 1976

Wayne E. Sheneman 1975

Weston Tucker 1975

Harold S. Bemis 1974

The Board of Directors of the newly incorporated Hot Springs Village Property Owners’ Association were John A. Cooper Co. employees or associates.

John A. Cooper, Jr. President of John A. Cooper Co. was also the President of the Board of Directors of the Property Owners’ Association for a short time.

Wayne E. Sheneman, Senior Vice President Cooper Co., served as President of the POA 1970-75; J. F. Gore, a brother-in-law of John Jr. and a Senior official in the John A. Cooper Co. was selected to serve on the Board as was Weston Tucker, a Vice President in the John A. Cooper Co. and Project Manager for development of Hot Springs Village.

Harold S. Bemis, West Memphis, Tennessee, who had been a business associate of John A. Cooper, Sr., was selected to serve on the POA Board.

Selection of employees of the Cooper Company to serve on the POA Board of Directors was John A. Cooper, Jr.’s plan to move the development of the Hot Springs Village Property Owners’ Association into a productive functioning body immediately since there were no resident property owners available to be selected or elected.

The first selected Board of Directors selected/elected new board members when a sitting Board member resigned or was reassigned. Only John A. Cooper employees and close business associates were available to serve on the POA Board until 1974. (See CH. 5)

In December 1974 Article XII was amended to increase the number of Directors to seven (7).

The Developer (CCI) produced the Hot Springs Village Covenants and Restrictions that associated Hot Springs Village Property Owners’ Association (POA) and the developer (CCI) in perpetuity.

The Articles of Incorporation have been amended several times. An amendment to Article III dated May 4, 1972, shows Wayne E. Sheneman as President and Harold S. Bemis, Secretary. The amendment dated December 3, 1974 shows Sheneman as President and Elwood Bell, Secretary. The five member Board of Directors of the Property Owners’ Association employed the first General Manager in 1970, according to a report in early minutes. John Whelan, who was a brother-in-law of John A. Cooper, Jr. held the position of General Manager from 1970 to late 1974. The Whelan’s remain residents of Hot Springs to this date.

#### **THE FIRST STANDING COMMITTEES**

##### **Architectural Control**

The members of the Standing Committees, which were described in the Bylaws, were selected by the Board of Directors. Initially, all members of Standing Committees were CCI representatives; the transition from CCI to POA representatives occurred gradually as resident property owners became available. By the year 1973 all members selected to serve on Standing Committees were residents.

The Architectural Control Committee (ACC) was formed and apparently functioning in 1971 and 1972. The first official minutes were dated April 9, 1973, the second set of minutes were dated April 16, 1973. In attendance were John Whelan, Elwood Bell, Eben Daggett, Jim Sandstrum and Cal Kepner, each of whom was CCI associated with CCI. The minutes are brief noting only construction applications to be considered.

In the last months of 1973, Cal Kepner apparently no longer served on the ACC. In January 8, 1974 minutes of the ACC, Weston Tucker is listed as a member of the committee.

During the spring and summer of 1974, Weston Tucker was Chairman of the ACC. It is unclear who was Chairman of the ACC in 1973. In November 1974 Weston Tucker resigned from the ACC.

The ACC minutes of August 30, 1974 showed that 11 names of persons not associated with CCI were submitted (presumably to John Cooper, Jr.) to be considered for appointment to the committee by the Board of Directors of CCI. On September 26, 1974, the minutes indicate Fred Garritson and Tom Cofer were added to the ACC committee. The transition from a committee comprised of only CCI persons to a committee of CCI and POA members had begun.

The names of Lloyd Stephens, Leroy Harrington were submitted to CCI for approval of appointment to the ACC, according to the January 10, 1975 minutes of the Committee.

The minutes of January 27, 1975 indicate that Elwood Bell,

Jim Sandstrum, Tom Cofer and Lloyd Stephens were members present and that Roger Needham, ACC Administrator also was present. The minutes noted that Lloyd Miller and Leroy Harrington had been approved by CCI.

The membership of the ACC gradually changed from all CCI members to members of the POA in 1974-75.

The minutes of meeting of the POA Board of Directors dated June 25, 1975 state: "The following directors, constituting a quorum, were present:

Vernon Smith, President  
Cecil Carter  
Ted Hunter  
Fred Garritson  
Litana Kuntz

Also present were Elwood Bell, Vice-President and General Manager of the Association; Roger Needham, Assistant to the General Manager; William Putman, Treasurer; Terry Edwards, Director – Recreation Division; Don Schnipper, Association Legal Counsel; Don Wooten, Chief of Security; Lyle Huffer, Greens Superintendent; and other guests."

According to the minutes, the first meetings of three Standing Committees were in the Spring of 1973/ The committees and date of their first meeting were:

Construction and Maintenance – May 19  
Recreation – June 6  
Social – May 19

### **Construction and Maintenance**

The membership of the Construction and Maintenance Committee (C & M) shown on the May 19, 1973 minutes: "Cecil Carter, Thomas Cofer, Laurence Perry, Wilfred Slager, Wilbur Scoville and John Whelan, Executive Officer."

The minutes go on to say "Replacements to be appointed by the Property Owners' Association Board." Cecil Carter was the first Chairman and Wilfred Schlager, Secretary.

In December 9, 1975 the C & M minutes show the members to be: "George Keith, Don Payne, Larry Perry, Wilfred Schlager, Wilbur Scoville, David Benbow, and Phil Bower." Wilbur Scoville was Chairman and Phil Bower, Secretary. All members were resident property owners.

### **Recreation**

"The first meeting of the POA Recreation Committee was held on June 6, 1973. The two opening paragraphs of the minutes state: "The meeting was opened by Terry Edwards, Parks and Recreation Director, with a recommendation to elect a chairman and a secretary for the committee and also three (3) members to serve two (2) years and two (2) members to serve one (1) year. The members drew for terms which seemed to be the only fair way to go about it."

Mrs. Jean McCollough and Mr. Edward Pape drew one (1) year terms. Mr. Allen Penniman, Mr. E. F. Vahrenkamp and Mrs. Kathy Presley drew two (2) year terms."

E. F. Vahrenkamp was elected Chairman and Kathy Presley, Secretary.

The Recreation Committee met December 2, 1975. John Myron, Chairman, Allen Bishop, Secretary, Lynette Grady, Clodine Grant and Glen Lund attended.

### **Social**

"The first regular meeting of the Social Committee of Hot Springs Village was held at the DeSoto Clubhouse, Hot Springs Village at 11:00 AM, May 19, 1973."

"The meeting was called to order and the following Committee members were present: Mrs. Marie Sarver, Mrs. Carlene Lorenzen, Mrs. Marion Robinette, Mr. George Barker. Mr. Albert Toler was not present due to another commitment. Also present was Mr. John Whelan, General Manager, Property Owners' Association."

Carlene Lorenzen was the first chairman and George Barker, Secretary.

The last meeting of the Social Committee in 1975 was on December 5. Members present were: Peg Hunter, Marion Robinette, Edwin Rice, Harold Meredith and Paul Bewie, Peg Hunter was Chairman, Paul Bewie, Secretary.

## **BOARD OF DIRECTORS**

### **First Meeting**

The first meeting of the Board of Directors was in April, 1970. The minutes of the meeting state: "A joint meeting of the Incorporators and Directors of the Hot Springs Village Property Owners' Association, hereinafter called "Association," was held in the offices of John A. Cooper Company, Hot Springs, Arkansas at 1:30 PM on the 20<sup>th</sup> day of April, 1970, pursuant to waiver of notice as to said meeting."

### **First Directors**

John A. Cooper, Jr. was elected as Temporary Chairman and Harold S. Bemis was elected as Temporary Secretary."

The incorporators then elected Directors with stated terms of office:

"John A. Cooper, Jr.	Hot Springs Village, AR and Bella Vista Village, AR	Annual Meeting 1976
J. F. Gore	Bella Vista, AR	Annual Meeting 1976
Wayne E. Sheneman	Bella Vista, AR	Annual Meeting 1975
Weston Tucker	Hot Springs Village, AR	Annual Meeting 1975
Harold S. Bemis	West Memphis, AR	Annual Meeting 1974

### **First Officers**

". . .The next order of business would be the adoption of Bylaws for the Association. Bylaws, which had been prepared by John Smith, Attorney. . .the Bylaws were unanimously adopted."

The Directors elected officers for the Association:

"Wayne E. Sheneman	President
	Vice President
	Treasurer
Harold S. Bemis	Secretary

The elected officers then assumed their offices and duties.

The corporate seal was adopted by motion made, seconded and unanimously carried. . ."

The Directors then adopted a Resolution that states: ". . . the President and Secretary of the Hot Springs Village Property Owners Association are authorized to execute, in the name of the Association, the Declaration dated April 20, 1970. . ."

The Resolution continues, "Be It Further Resolved, that the Hot Springs Village Property Owners' Association assumes and discharges the obligation placed upon it by the Declaration as provided in the Articles of Incorporation and Bylaws of the Association."

The minutes of the April 20, 1970 meeting of the Board of Directors were signed by Wayne Sheneman, President and Harold S. Bemis, Secretary.

### **Board Meeting May 23, 1970**

The Board of Directors meeting on May 23, 1970, was concerned with the need for additional officers. John Riordan was selected Vice President, John Whelan, General Manager, and Eben Daggett, Assistant Secretary.

The decision was made to initiate the annual assessment on the first day of the second month following the contract of sale of a lot or living unit.

Temporary Membership Cards, Permanent Membership Cards, Employee's Pass Card, and John A. Cooper Company Vehicle Sticker were described and being issued, according to minutes of the Board of Directors meeting held at the meeting Velda Rose Towers, Hot Springs June 17, 1970.

In addition Thomas Dees was elected Treasurer of the Board of Directors.

The minutes of August 26, 1970 show that . . . "it was determined that the Association enter into a reciprocal Agreement with Bella Vista Country Club concerning use of recreational facilities. . ."

There also was discussion of the Architectural Control Committee, concerning whether the Cooper Company Board of Directors or the Association Board of Directors should appoint members to the committee. The Association appointed members . . . "identical to the group appointed by John A. Cooper Company". Marvin Frank, Louis Casey and Weston Tucker were appointed.

The November 18, 1970, minutes indicate discussion of "underground electricity". The minutes state: "Next to be discussed was the Arkansas Power & Light Contract concerning the installation of underground electricity and street lights. Upon motion made and seconded, the Board approved the signing of the contract with Arkansas Power & Light providing for the installation of underground electricity and street lights."

This contract concerned electricity in subdivisions, even though the minutes suggest all electrical service in the Hot Springs Village.

The Board of Directors continued to meet at the Velda Rose Towers until August 1971 when the meetings move to Bentonville continuing until April 1972. The DeSoto Club was the primary meeting place for the Board of Directors until March 1976.

## **ELECTION OF BOARD OF DIRECTORS**

A special meeting of the Board of Directors of the Hot Springs Village Property Owners' Association, Hot Springs Village, Arkansas, was held at 10:00 AM, March 28, 1975, at the Community Room, Fire and Security Building, Hot Springs Village, Arkansas.

“The following directors, constituting a quorum, were present:

Vernon Smith  
Cecil Carter  
Ted Hunter

The purpose of the special meeting was to amend the By-laws to allow election of members to the Board of Directors on an “at large” plan.” The amendment was long and involved, but approved and the election planned.

At the April 16, 1975 meeting, “The following directors, constituting a quorum, were present:

Wayne Sheneman, President  
Vernon Smith  
Cecil Carter  
Ted Hunter  
Fred Garritson”

### **Election by Ballot**

Prior to April, 1975, members of the Board of Directors who resigned, were replaced by the sitting Board members. It was a selection/election process.

At the April 16, 1975 Board meeting the following schedule of events for preparing and distributing ballots for election of members of the Board of Directors was adopted. The Board of Directors selected the candidates to be placed on the ballots, produced, mailed, received, and counted the ballots, resulting in the election of the 1975-76 Board of Directors by ballot as shown in the schedule of events:

“April 22<sup>nd</sup> – Ballots counted and successful nominees notified that day of their election to the Board of Directors.

April 23<sup>rd</sup> – Circulate background information to newly-elected Board members.

April 24<sup>th</sup> – Special Meeting of the Board at 10:00 AM to seat new members, elect a president of the Board, appoint officers for the coming year, and finalize the agenda for the Annual Meeting.”

May 3<sup>rd</sup> – Regular Board Meeting scheduled for 9:00 AM prior to the Annual Meeting at 10:00 AM.

### **1975 Board of Directors**

The minutes of meeting of the POA Board of Directors dated June 25, 1975 state: “The following directors, constituting a quorum, were present:

Vernon Smith, President  
Cecil Carter  
Ted Hunter  
Fred Garritson  
Litana Kuntz

Two Board members were absent: Cecil Cupp, Jr. and Harold Hopkins, Jr.

Also present were Elwood Bell, Vice-President and General Manager of the Association; Roger Needham, Assistant to the General Manager; William Putman, Treasurer; Terry Edwards, Director – Recreation Division; Don Schnipper, Association Legal Counsel; Don Wooten, Chief of Security; Lyle Huffer, Greens Superintendent; and other guests.”

In May 1975, the two policy making bodies, CCI and POA, were independent of each other. Even though the two corporations (CCI and POA) were destined to function in close association, the Board of Directors of the POA for the first time was making the policies without direct influence of the CCI. Administration of the POA, however, remained with CCI appointees: Elwood Bell, General Manager, William Putman, Treasurer.

The “political year” was from the Annual Meeting of the POA in May until the next Annual meeting. The “fiscal year” was the calendar year. Hence the terms of Board members and officers overlapped two “fiscal” years.

### **First Elected President**

Vernon Smith, the first elected President of the Board of Directors of the POA, served from May 1975 to May 1976 (1975-76 year).

The minutes of the first Annual meeting, May 3, 1975, show that the first elected Board of Directors was concerned with organizational plans and personnel.

“The 1975 Annual Meeting of Members of the Hot Springs Village Property Owners’ Association, Hot Springs Village, Arkansas, was held at the DeSoto Clubhouse, Hot Springs Village, Arkansas, at 10:00 AM, May 3, 1975. Elwood Bell, Vice-President and General Manager of the Association, called the meeting to order pursuant to call issued under the provisions of Article XIII of the **By-laws of the Association.**

Mr. Fred Garritson then presented to the membership the results of the election of four members of the Board completed on April 21, 1975. He advised the members of the action taken by the Board to expand the number of members from five to seven members. Mr. Garritson, as Chairman of the Nominating Committee, advised the membership of the procedure used in the selection of names to be presented to the membership and the final results of the balloting and seating of the new members.

Elwood Bell then introduced Mr. Vernon Smith, elected President of the Board for the coming year. Mr. Smith advised the meeting that a quorum of members was present either by proxy or in person and that this meeting was, therefore, legally assembled and could act on all matters coming before the Association. Mr. Smith expressed appreciation to past and present members of the Board and outlined the general responsibilities of the Board.

### **POLICY AND MANAGEMENT**

During the first four years, particularly 1970 thru 1973, the Hot Springs Village Board of Directors developed policies, made most major management decisions, developed procedures and provided leadership of the Association.

A study of the minutes of the Board of Directors indicates that the Board functioned in large part as both policy makers and administrators.

The administrative role of the Board was evident in the governance of the Village for more than 20 years, although its role in administration was attenuated as years passed. In the middle nineties to 2000 the Board of Directors deliberately and aggressively took steps to move totally away from administrative functions and to focus only on policy making.

In the early years the Architectural, Recreation and Golf committees made policy and management decisions which are evident in the minutes of their meetings. The ACC was planned and designed by corporate Cooper Communities to be a policy making and managing body, but the others were supposed to have been advisory.

The Golf Committee, once it was established, was heavily involved in developing policies, procedures, and making management decisions. The minutes of the Golf committee indicate that it perceived its role as the "director" of the golf program.

In the mid 1980's, the Board of Directors assumed a much stronger stance in its role as policy maker and that the Golf Committee was only to be advisory.

The Construction and Maintenance and Social Committees, as shown in their minutes, were frequently requesting clarification of their roles in the scheme of things.

The Board of Directors, the staff and the Standing Committees were all trying to clarify their roles and interrelationships.

## **BYLAWS**

The Bylaws of the Hot Springs Village Property Owners' Association were adopted April 20, 1970 and signed by the Board of Directors: John A. Cooper, Jr., J. F. Gore, Wayne F. Sheneman, Weston Tucker and Harold S. Bemis. There were seventeen articles, including many sections, some of which have been amended. Section 2 of Article XVII Amendments states:

"In the case of any conflict between the Articles of Incorporation and these By-laws, the Articles shall control; and in the case of any conflict between the Declaration applicable to The Properties referred to in Section 1 and these By-laws, the Declaration shall control."

"The Affairs of the Corporation shall be managed by five (5) Directors." (Article VII) The five Directors who signed the By-laws had terms ending from 1974 to 1976. It goes on to say "thereafter directors shall be elected to 6 year terms".

Amendments have changed the number of Board members to seven and elected terms to three years.

Article III, Board of Directors: Election Process. The description of the election process is long and legalistic. In short the election is by written ballot following nomination by the Nominating Committee comprised of Board members.

The Nominations Committee was to be a Standing Committee.

The Standing Committee of the POA were listed in Article XII, as follows: Nominations, Recreation, Construction and Maintenance, Publicity and Audit.

## **COVENANTS AND RESTRICTIONS**

The Hot Springs Village Covenants and Restrictions, dated April 20, 1970, prepared by John A. Cooper Company, signed by Wayne E. Sheneman, President of Hot Springs Village Property Owners' Association, and attested by Harold S. Bemis, Secretary, were filed with the Secretary of State and the Circuit Courts of Garland and Saline counties.

The two components of this document are Declaration and Protective Covenants. Thirteen Articles comprise the Declaration; Article XIII, Protective Covenants, name the Protective Covenants as part of the Declaration. Article II Property Subject to this Declaration; Additions Thereto, listed the real property owned by John A. Cooper Company (CCI) in seven tracts in Garland County. The Article has been amended several times adding tracts of land in Garland and Saline counties.

The Articles of Incorporation, Covenants and Restrictions and Bylaws of Hot Springs Village Property Owners' Association adopted April 20, 1970, were developed by John A. Cooper Company and each interrelates with the other and are binding on each property owner.

## **COMMUNICATIONS**

To promote Hot Springs Village and communicate with the property owners and the public, in general, the LaVilla News was established in 1970. The publisher was John A. Cooper, Sr., Senior Editor was Bill Buckley, the Editor Jan Newby, and an assistant NiAnn Albritton. The LaVilla was published monthly by Village Publications, Hot Springs, AR 71901. It was available by "subscription \$3 per year paid in advance."

The editorial policy stated: "This newspaper is a publication of the Cherokee Village Publishing Company, and maintains a general policy of community service oriented toward a family readership. No advertising or editorial matter will be accepted for publication which is deemed by the editor to be in bad taste or unacceptable to our readership."

For several years the LaVilla News served primarily as a "newsletter" for Cooper Communities, informing the property owners, most of whom were not residents, about the progress of construction and future plans for Hot Springs Village. The main news consisted of stories about road, house and townhouse construction and installation of utilities. (See Newspapers, CH 11).

## **CONSTRUCTION PROGRESS**

While members of the Board of Directors of the Property Owners' Association were changing from Cooper Community persons to members who were elected property owners and the standing committees were beginning to function, construction was underway on many projects in the west end of the Village both by Cooper Communities and the Property Owners' Association.

Cooper Communities was building roads, individual living units, townhouses, DeSoto and Cortez golf courses, DeSoto Clubhouse, DeSoto and Segovia lakes, Coronado Community Center, DeSoto Center, DeSoto Small Games Area and other entities.

The POA was engaging contractors to construct Lake Lago, weir and pump on Saline River, install sewer mains, water mains and extensions into subdivisions, wells were being dug, and a water treatment plant was under construction.

Arkansas Power and Light was extending electrical power into the Village; Southwestern Bell installing telephone service; and CATV was installing cable television.

In July 1975, the LaVilla News published a "Progress Report", telegraphic style, on the development of Hot Springs Village during the first few years. Excerpts from that "Report" illustrate the wide range of projects developing during 1970 – 1975.

### 1970

February. "Ground was broken for initial construction of roads, a modern sales-administration building and an entrance park designed by noted Arkansas architect E. Fay Jones."

March. "Purchase of the multi-million dollar Velda Rose Motel and Tower was announced March 17."

May. "The first Hot Springs Village lot was sold May 28 to Peter D. Joers – the man who first suggested that Cooper Company develop a project in the Hot Springs area." "President John A. Cooper, Jr., Senior Vice-President George Billingsley and Project Director Weston Tucker presided at the signing ceremony."

June. "...work was nearing completion of the entrance park and fountains, 28 miles of road had been completed...equipment was at work shaping the future DeSoto Golf Course."

August. "Work had begun on Lake DeSoto."

September. The Property Owners' Association were letting "water and sewer bids."

October. "Sixty-five miles of roads had been constructed" by Cooper Company. "POA manager John Whelan announced that the contract for water and sewer lines for Santa Maria subdivision" had been let.

November. "...official start of construction on the first 21 homes..."

### 1971

January. "...work had been started on DeSoto Clubhouse site."

April. "Site work had begun on Lake Cortez. Work was underway on Lake Segovia, a 15-acre lake in Santa Maria subdivision. POA has completed water and sewer systems in Santa Maria subdivisions..."

June. "Construction had begun on DeSoto Courts, the Village's first townhouse complex." "Lake Segovia was beginning to fill."

August. "The draw-down was closed on DeSoto Dam, and the lake was beginning to fill. The front nine holes of DeSoto Golf Course had been opened for play." "John A. Cooper Company announced that it would change its name effective September 1, to Cooper Communities, Inc."

October. "A total of 263 homes were either completed or under construction...a 200,000 gallon central water tank had been completed by the POA. The DeSoto Golf Building was complete and work underway on the DeSoto Clubhouse."

### 1972

January. "Gerona and Teruel subdivisions became the fourth and fifth subdivisions to get water lines."

April. "Lakes Segovia and DeSoto being stocked with game fish. Mobil station opened in the DeSoto Center. Terry Edwards had been hired by the POA to provide a recreation program..."

September. "... Glen Campbell formally opened DeSoto Golf Course."

November. "Work had started on the Village's new Fire/Security Building and the POA hired a new fire chief, John Lewis..."

December. "Construction had started on Lake Pineda Dam. ...second phase of Village Townhouse construction – 49 units in Castellon Courts."

### 1973

January. "The boat dock and launching ramp were under construction on Lake DeSoto. 450 homes and townhouses had been built... Village population estimates at 250."

April. "The POA was in the process of extending water lines from Teruel Subdivision to the water treatment plant. Water, power and sewer lines had been extended to the Seville Subdivision, and water and sewer lines were under construction in Puertollano, Castellon, Santa Cruz, Valle and the remainder of Guadalajara Subdivision."

May. "The Fire/Security Building was completed, and opened for inspection by property owners May 5. The First Methodist Church of Hot Springs had scheduled the Village's first church service, in the meeting room of the new Fire/Security Building. Work had begun on the Village's water treatment plant. Arkansas Bank and Trust Company of Hot Springs had opened a branch banking facility in temporary quarters at DeSoto Center. Three hundred property owners attended the first annual meeting of the Hot Springs Village Property Owners' Association, May 5."

July. "Work was progressing on the keyway for Lake Lago, the Village's reservoir lake."

October. The POA was building a "pump station on the Saline River to provide a new water supply..."

### 1974

January. "A year-end report revealed that 202 homes and townhouses had been built during 1973...completed six miles of gravel roads, seven miles of paved roads." The POA had installed "14.5 miles of water lines and 9.2 miles of sewer lines."

February. "Work was underway on Cortez Golf Course."

March. "Work was underway on the Valencia Courts complex. On March 18, Arkansas Bank and Trust Company formally opened its permanent Village facility" in DeSoto Center area.

September. "Work was underway at the Coronado Dam site."

November. "LaVilla opened permanent offices in DeSoto Center."

1975

January. "A year-end report showed the completion during the year of 180 homes and townhouses, two miles of new roads, 11.6 miles of paving, 5.2 miles of sewer lines and three miles of water lines during 1974. The Village had an estimated population of 850. The two-year Lake Lago reservoir project was in final stages, a Village telephone exchange building was nearing completion, rough-in work on all 18 holes of the Cortez Golf Course was finished."

**ADMINISTRATIVE OFFICES**

The Administrative Offices of the POA were housed in the Velda Rose Motel, Hot Springs from 1970 to 1973. In 1973 when the Fire/Security Building was completed on Calella Road, the Administrative staff, moved from the Velda Rose to this building. The fiscal and personnel offices remained in Hot Springs in a building near the Piggly Wiggly grocery store on Park Avenue.

**CH. 4 - HOT SPRINGS VILLAGE TOWNHOUSE ASSOCIATION**

The John A. Cooper Company produced the "original" Declaration of Covenants and Restrictions and executed the document on April 20, 1970, for the Hot Springs Village Property Owners' Association.

**SUPPLEMENTAL DECLARATION**

In 1971 a "Supplemental Declaration of Covenants and Restrictions", was prepared for DeSoto Courts, Townhouse Tract No. 1 and Townhouse Tract No. 2. This Supplemental Declaration involved John A. Cooper Company, Village Homes, Inc., Hot Springs Village Property Owners' Association and Hot Springs Village Townhouse Association.

The persons signing for the organizations bound in the Supplemental Declaration are, for the most part, the same ones who signed the Hot Springs Village Property Owners' Association Incorporation Document and who were the members of the Board of Directors of the Association.

The interrelationships of the four organizations (corporations) are indicated in excerpts from the Supplemental Declaration. ". . . under said original Declaration John A. Cooper Company is developing Hot Springs Village. . .".

". . . Village Homes, Inc., an Arkansas Corporation has been organized inter alia for the purpose of constructing homes and other living units. . .".

". . . it is desirable that an agency be created which should be charged with the maintenance and administration of the Limited Common Properties and facilities . . . in addition to those improvements constructed by Village Homes, Inc. . . . collecting and disbursing the Assessments and charges hereinafter created. . .".

". . . for reasons aforesaid, the parties hereto, . . . have encouraged and participated in the organization of Hot Springs Village Townhouse Association, a nonprofit corporation . . . with its principal office located in Hot Springs Village."

A person who owns a Townhouse is a member of the Townhouse Association and also the Property Owners' Association. The Supplemental Declaration states:

". . . the parties hereto agree that a purchase from Village Homes, Inc., creates the same rights, privileges, and obligations concerning the Hot Springs Village Property Owners' Association as a purchase from John A. Cooper Company."

Even though the Supplemental Declaration specified Townhouse Tracts No. 1 and No. 2, DeSoto Courts, Article II provides for additional Townhouse Tracts. From 1972 to 2000 Townhouses have been constructed both in Garland and Saline counties. Townhouses were not constructed in 1988, 1990, 1992 and 1993.

In 1994 Townhouse construction resumed and continues to this date.

**ARTICLES OF INCORPORATION**

"The name of the Corporation is Hot Springs Village Townhouse Association" (Article I). "The Address of the main office of principal place of business of the corporation is Hot Springs Village, Arkansas, and the name of the registered agent at such address is John A. Cooper, Jr." (Article II).

Article IV has the following to say about memberships: "Village Homes, Inc. or John A. Cooper Company, under the conditions set forth in ARTICLE XIII in said Supplemental Declaration, their successors and assigns, shall be a member of the Association so long as it shall be the record owner of a fee interest or undivided fee interest in any Lot or Living Unit; and Village Homes, Inc., or John A. Cooper Company, under the conditions set forth in Article XIII in said Supplemental Declaration, shall be a member until it is paid in full for every such Lot or Living Unit which it shall sell."

Article V establishes two classes of voting memberships. Class A members are Townhouse owners who have one vote for living unit owned. Class B members are Village Homes, Inc., and John A. Cooper Company one of which is entitled to 10 votes for each living unit or lot owned.

The voting memberships stipulated for the Hot Springs Village Townhouse Association are approximately the same as for the Hot Springs Village Property Owners' Association.

**BOARD OF DIRECTORS**

Article VI is concerned with members and terms of members of the original Board of Directors of the Townhouse Association.

"The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be members of the Association. A change in the number of Directors shall be made only by amendment to these Articles of Incorporation. The names and addresses of the persons constituting the initial Board of Directors and the annual meeting to which their respective terms shall extend are as follows:

NAME	ADDRESS	TERM EXPIRES
Gene Blasi	Bella Vista, Arkansas	1973
C. E. Daggett	Bella Vista, Arkansas	1974

Jerry Sarver	Hot Springs Village, Arkansas	1975
Harold Bemis	West Memphis, Arkansas	1976
John Whelan	Hot Springs Village, Arkansas	1977

Thereafter, Directors shall be elected for a term of six (6) years and until their respective successors are elected and qualified.”

The Articles of Incorporation can be amended by a majority vote of the Board of Directors, but the Circuit Court of Garland County must approve.

The Incorporator’s of the Townhouse Association were:

John M. Smith	West Memphis, AR
Harold S. Bemis	West Memphis, AR
Norma L. Hooper	West Memphis, AR

Their signatures were notarized in Crittenden County on July 7, 1971.

## **BYLAWS**

The Bylaws of the townhouse Association were comprised of sixteen Articles, which were very similar and closely related to the Incorporation Articles and also to the Bylaws of the Hot Springs Village Property Owners’ Association.

The Bylaws of the Townhouse Association and those of the Property Owners’ Association are so similar that details of the Townhouse Association Bylaws need no elaboration.

The Class A members of the Townhouse Association was Village Homes, Inc.; the Class A member of the Property Owners’ Association was John A. Cooper Company.

Only two committees (Nominating and Election) were stipulated in the Bylaws for the Townhouse Association, whereas six committees were listed in the Bylaws of Property Owners’ Association (Nominating and Election, Recreation, Maintenance, Audit and Publicity).

The Bylaws of the Townhouse Association were revised and witnessed by the signatures of the seven Board members on June 30, 2000. These Bylaws are more explicit and specific than were the original Bylaws.

The Nominating Committee and the Election Committee stipulated in the original Bylaws are combined to form one committee and the membership of the committee changed to non-board members.

Three Advisory Committees, each consisting of five non-board members, and the committees responsibilities are prescribed. The committees were: Nominating and Election, Finance, Standards, Control, and Capital Improvement.

The original Bylaws specified five Board members elect for six year staggered terms. The new Bylaws require nine Board members elected for three year staggered terms. A Board member cannot serve two consecutive three year terms.

Four officers of the Board are named and the duties of each specified: President, Vice President, Treasurer and Secretary.

## **ASSESSMENTS**

The Supplementary Declaration of Covenants and Restrictions specified an annual assessment of \$240 (\$20 per month) to begin January, 1972 (Article X, Sec. 3).

The membership of the Townhouse Association approved a \$2/month (\$22/month) assessment increase in 1982 to become effective, January 1983; and in 1986, an assessment increase of \$4/month (\$26/month) to be effective January, 1987.

In 1993 the assessment moved to \$30 per month and in 1996 to \$36 per month, where it remains in 2000.

A one time special assessment of \$24 was approved by the membership. The extra funds were needed for special irrigation modification to meet Environmental standards.

## **SUMMARY OF ASSESMENT INCREASES**

YEAR	MONTHLY	ANNUAL
1972	\$20	\$240
1983	\$22	\$264
1987	\$26	\$312
1993	\$30	\$360
1996	\$36	\$432
2000	\$36	\$432

## **ADMINISTRATION OFFICES**

The Office of the Townhouse Association was included in the Conference/Recreation Building at 101 Perralena Lane in the Valencia Courts area, which was constructed in 1975. In 1976 the Board of Directors began to hold its meetings in Office Conference Center. Prior to that time the Board convened at the Desoto Club.

From April, 1974 to May, 1995, Harold Hager served as General Manager. He had worked for the Cooper organization at Cherokee Village and Bella Vista from 1964 to 1974, overseeing the shrubs and other plantings. He retired from the General Manager’s position in 1975. Bruce Mock was employed as General Manager 1995-2000. Since 2000 the Board of Directors has not employed a General Manager, instead they have an Office Manager and a Field Supervisor. (Personal Communication, Hager)

## **TOWNHOUSE OWNERS**

Townhouse construction began in 1971 with the building of DeSoto Courts with 90 living units. From 1973 through 2000, 16 other Townhouse clusters have been constructed with the number of living units ranging from as few as 10 in Balboa Cove to as many as 152 in Madrid.

The Townhouses with the largest percentage of “owner residents” are Magellan (60%), Castellon (55.8%) and Segovia (52.5%). Townhouses with the largest percentage of “Out of Area” owners are Guagalajara (71.4%), Arista (65%), Cortez (68.9%), Madrid (64.5%) and DeSoto (60%). (Data provided by the Townhouse Association).

The percentage of “Owner residents” is less than 40% in most Townhouses. The Townhouses (courts) constructed in the last decade (Lanza, Balboa Cove, Magellan and Arista) are larger and more upscale than those constructed in the earlier years. (See Townhouses CH. 2)

#### **TOWNHOUSE ASSOCIATION PRESIDENTS**

Detailed records to document the year(s) a person served as president were not accessible, but Ray Steidel, by visiting with long time residents in the townhouses, was able to identify the orders in which the following persons served as president:

\*Wayne E. Sheneman

\*\*John Whelan

Robert Lattimor

Neal Wheeler

Ray Christianson

Elmer Roth

Bill Connelly

Richard Aldridge

Giles Colbert

David Turner

\*An officer in the Cooper Company was President of the Property Owners’ Association, 1970 through 1974.

\*\*A brother-in-law of John A. Cooper, Jr., was selected as General Manager of the POA, a position he held 1970 to 1974.

#### **HISTORY OF HOT SPRINGS VILLAGE BEYOND 2000**

##### **2001 SUMMARY**

###### **Assessments**

The Townhouse Association (THA) began charging tiered assessments. A group of THA property owners sued in court, claiming tiered assessments were not allowed under the current THA organizing rules and regulations.

##### **2002 SUMMARY**

###### **Assessments**

The Townhouse Association (THA) property owner lawsuit against tiered assessments continues its way through the court system.

###### **Administrative Offices**

In January of 2002 Loren Summers was hired as the General Manager for the Townhouse Association. The position was left vacant by the THA Board of Directors after Bruce Mock left in 2000.

#### **CH. 5 - HOT SPRINGS VILLAGE PROPERTY OWNERS’ ASSOCIATION AFTER 1975**

##### **BOARD OF DIRECTORS**

Sixty-one people have served on the Board of Directors of the Hot Springs Village Property Owners’ Association from 1970 through 2000. Each elected member of the Board was a volunteer – none has received monetary reward for his services.

###### **President and Terms of Office**

Twenty persons have served as President of the Board of Directors from 1970-71 thru the year 2000-2001. Wayne Sheneman, a Vice President in the Cooper Communities organization, served as President 1970-75. From the year 1975-76 thru 2000-2001 three women and seventeen men were elected President.

Most served terms of one year. Lloyd E. Miller served four years, the longest tenure of any President; Cecil Carter and Betty Mason served two years; and Ruth Howie two non-consecutive years.

###### **Roger Barker**

Roger Barker, who was elected President for the 2000-2001 term, died a few months after taking office. Bob Smith, President in 1999-2000, was elected to complete the term vacated by Roger Barker, who was the first President to die while in office.

In 1975 the membership of the Board of Directors was changed from five to seven members and the terms of office from four and six years to three year staggered terms. During the past 25 years consideration has been given to increasing the number of Board members to nine, but action never occurred; therefore the number of members of the Board and terms of office has remained unchanged for 25 years.

##### **ELECTION OF BOARD MEMBERS**

The Bylaws prepared and adopted April 20, 1970 specified the election process in Article VIII.

The nomination and election of the Board of Directors shall be as follows:

“Section 1. Election of Board of Directors shall be by written ballot as hereinafter provided. At such election the members may cast one vote “For” or “Against” the person or persons nominated for the vacancy to be filled. If the vote is cast “For” and also “Against” the same person, it shall not be counted.”

“Section 2. Nominations for election to the Board of Directors shall be made by a Nominating Committee which shall be one of the Standing Committees of the Association.”

“Section 3. The Nominating Committee shall consist of three members of the Board of Directors, elected by the Board of Directors, and one member of the Nominating Committee shall be designated by the Board of Directors as Chairman. The Nominating

Committee shall be appointed as soon as the Board of Directors shall deem appropriate, and shall serve until a successor Nominating Committee shall be appointed by the Board of Directors.”

“Section 4. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members as the Nominating Committee shall determine.”

“Section 5. All elections to the Board of Directors shall be made on written ballot which shall (1) describe the vacancies to be filled; (2) set forth the names of those nominated by the Nominating Committee.”

“Section 6. Each member shall receive one ballot to be mailed by the Secretary, with a return envelope addressed to the President.”

“Section 7. Upon receipt of each ballot returned, the President shall place same in a safe place and upon the date designated by the Board of Directors as the date of the election shall open the ballots and count same in the presence of two other Directors appointed by the Board of Directors who, with the President, shall constitute the Election Committee.”

#### **Nominating and Election Committee, Standing Committee**

The Nominating Committee was changed to the Nominating and Elections Committee, a standing committee. In addition to the procedures presented in the Bylaws, the Nominating and Election Committee served as oversight to ballot opening and counting by employees of the POA. The Nominating and Election Committee tallied the ballot counts, announced the results and notified the elected member.

#### **Ad Hoc Election Committee**

The Nominating and Elections Committee was changed by the Board of Directors in 1995 from a Standing Committee to an ad hoc Election Committee whose members were appointed for one year from property owners in good standing who made application to serve on the committee and whose names were drawn at random from a pool of names.

In 2000 the Petition for Candidacy to the Hot Springs Village Property Owners’ Association Board of Directors required signatures of not less than 50 property owners in good standing. The petition form stated:

“We the undersigned, members in good standing of the Hot Springs Village Property Owners’ Association, hereby petition the candidacy of \_\_\_\_\_ and set forth our signatures, addressed, and lot, block and subdivision in support thereof.”

#### **Election Committee Procedures**

Applicants submit completed petitions to the Election Committee that verifies signatures and recommends the names of certified candidates to the Board of Directors. Accompanying the petition is a professional resume and color photo. Professional resumes accompany each ballot which is mailed to all members of the Association.

Returned ballots are stored and secured until the time of counting by members of the Association staff under the oversight of the Election Committee. When counting of ballots is complete and the counts for candidate certified, the candidates are notified of the results and the tallies of votes published in local papers in early April.

The property owners elected to the Board of Directors are officially seated at the Annual meeting in April.

#### **Election of President and Vice President**

The President and Vice President of the Board of Directors are elected at the first meeting in May. Until this year (2000) the Director of Finance was elected Treasurer and the General Manager elected Secretary. The General Manager by policy is nowadays the Secretary and the Director of Finance the Treasurer without an election.

### **PROPERTY OWNERS’ ASSOCIATION MANAGEMENT**

#### **General Managers**

John Whelan served as General Manager 1970 thru 1974 while CCI associates comprised the POA Board. In 1975 Elwood Bell served as Vice President and General Manager, following Whelan’s resignation.

The first General Manager to be employed by the elected Board of Directors was Alan (Al) Klein who served from July 22, 1976 to August 8, 1994. In February 1995 Dave Johnston was hired as General Manager, a position he holds to this date. (See CH. 3, Incorporation)

### **FINANCE AND HUMAN RESOURCES**

#### **Treasurers**

The first Treasurer, Thomas Dees began in 1970 and Board of Directors records indicate he served until 1974. William Putman held the position of Treasurer from August, 1974 to February, 1977. The first treasurer (Director of Finance) to be employed by the elected Board of Directors was Bob Reik who served from April 1977 to March 1991.

Wayne Copeland became Director of Finance in January 1991, the position he holds to this date.

The HSVPOA Organizational chart in the year 2000 shows a Department of Finance/Human Resources headed by Wayne Copeland, Treasurer of the Property Owners’ Association. Included in the department are three divisions and the person responsible for the area is shown in the chart.

Considerable structural and personnel changes have occurred in these operations from 1970 to 2000. As presented in CH. 3, the POA officers and staff were headquartered in the Velda Rose Motel or other quarters in Hot Springs until 1973 when officers and staff, except the revenue operations, moved to the Fire/Safety Building in the Village. The revenue office staff remained in Hot Springs, moving to the Administration building of the POA in 1979, where it remains to date.

#### **Accounting**

Several people have been in charge of the accounting division during its 30 years.

Buddy Putman 1971-1975

Terry Reynolds Jan. 1975 – July 1984

David Triplett Aug. 1984- Sept. 1985

Linda Mayhood Jan. 1986 – May 1990

Doris Truett April 1991 – Aug. 2000

Linda Mayhood worked in accounting, beginning August 28, 1978 and became Accounting Manager in 1986.

Doris Truett worked in accounting beginning November 8, 1977 and became Accounting Manager in April, 1991. On August 5, 2000 she became Accounting and Property Services Manager. In addition she served as Data Processing Manager, a new division, from August 12, 1985 to August 5, 2000.

#### **Data Processing**

The Position of Manager of Information Systems was established and Charles Williams was appointed Manager August 5, 2000. Williams had worked in the POA Police Department, since April 1990.

#### **Human Resources**

In 1995 the Human Resources division replaced the personnel division and Wayne Copeland, who became Director of Finance for the POA, January 15, 1991, also became Director of Human Resources, a position he still holds.

Sharon Anderson, who held the position of Coordinator of Payroll Employee Benefits, became Manager of Human Resources June 10, 1996, the position she holds to date.

#### **ADMINISTRATIVE OFFICES**

The Administrative Offices of the POA were housed in the Velda Rose Motel, Hot Springs from 1970 to 1973. In 1973 when the Fire/Security Building was completed on Calella Road, the Administrative staff, moved from the Velda Rose to this building.

#### **Administrative Offices**

The Administration Offices were to move into the current headquarters at DeSoto Blvd. and Balearic Road in 1979, vacating the Security/Fire Building and the offices in Hot Springs.

Even though the minutes indicate that the Board of Directors in 1977 approved the concept of one complex to consolidate the widely scattered public works and administrative offices, it wasn't until 1978 that the Board approved expenditures to start construction of the complex.

At its June 18, 1978, meeting, the Board of Directors "resolved to approve expenditure of \$60,000 for beginning construction of the Public Works/Fitness Building."

At its regular meeting Dec. 21, 1978, Al Klein advised the Board of Directors "that it was the recommendation of Bob Reik and him to build a combined Finance and Administration/Public Works Building rather than try to rent space. It was proposed that POA crews construct this building."

The Board "RESOLVED to proceed with Architectural design work for a combined Finance and Administration/Public Works Building to be located at the site previously selected for the Public Works office locations."

Al Klein advised the Board that he felt "the construction crew on staff now, headed up by Al Hicks, would make a competent building construction crew and would require three additional employees."

By the spring of 1979 considerable construction had been completed on the building and Al Klein, at the June 27, 1979 Board meeting "presented a detail of expenses incurred for the 10,750 square foot Public Works/Finance and Administration office complex. He advised that to date \$196,000 had been spent and an additional \$106,100 will be required for a total cost for the building of \$302,100."

In 1981 remodeling of the Administration Building was completed, making part of the unfinished area of the building ready for occupancy by the Recreation office, which had been located in the Coronado Community Center. (July 22, 1981 Board minutes).

#### **Additions to POA Administration Building Complex**

In 1983 a 50' x 40' addition was added to the east end of the Original administration building, resulting in the building in use in 2000. There have been numerous modifications within the building during recent years.

The Public Works Maintenance building constructed in 1978-79, when the Administration Building was built, was enlarged in 1996 by building a 20' by 40' addition to the east end, resulting in the building in use in 2000 (ACC Permit March 7, 1996).

The consolidation of the departments of the Property Owners' Association and administrative staff was described in the September, 1979. The Village Letter No. 8 "The consolidation of the P.O.A. Administration, Finance and Public Works departments was finally realized in July with the completion of the new complex on DeSoto Blvd.

Previously the Finance Department rented office space in Hot Springs, located 15 miles away from the Village. The Public Works Department operated out of a temporary wood and metal structure north of Lake DeSoto. Its divisions, such as Water and Sewer Maintenance, Sanitation, Streets, Vehicle Maintenance, and others were housed in small wooden or metal porta-buildings. The General Manager and his staff shared space with the Police and Fire Departments in the Fire Station."

The article continued stating that "Cooper Communities donated the land to the P.O.A. The "7 ½ acre tract accommodated a Vehicle Maintenance Shop, Vehicle Storage Yard, Pipe Storage Yard, and the 10,750 square foot Administration Building. The building is energy efficient, utilizing tinted thermal pane glass throughout, 12" insulation, and four individually zoned heat pumps."

#### **PROPERTY OWNER ASSOCIATION FINANCES**

The financial condition of the POA and of CCI are sound, each has a good credit rating. The financial condition of the POA during its first ten years was not strong. (See CH. 3)

In 1970 the income was primarily from monthly assessments which were limited to the \$12 per month per lot or living unit. Section 3, Article X of the Declaration reads:

“Until the year beginning January, 1971, the annual assessment shall be \$144.00 per Lot or Living Unit. From and after January 1, 1971, the annual assessment may be increased by a vote of the members, as hereinafter provided, for the next succeeding three years and at the end of each such period of three years for each succeeding period of three years. Unless the annual assessment shall be increased aforesaid, it shall remain at \$144.00 per Lot or Living Unit.”

The first lots were sold in the summer 1970, therefore the income from assessments was minimal. But the expenses were great given the extensive extension of water and sewer lines in the newly opened subdivisions.

#### **1975 Assessment Vote**

In January 1975, the Board of Directors prepared proposals to increase the assessment to \$16 per month, an increase of \$4, at the Annual meeting in May. The membership did not support the increase. The vote was 784 “for” and 785 “against”, the item failed by 17 votes when the 51% requirement was applied.

A special membership meeting was scheduled at 10:00 AM, September 13, 1975 at the DeSoto Club House by means of a letter sent to all members July 17, 1975, requesting a \$4 increase in the monthly assessment.

The results were favorable, increasing the monthly assessment to \$16. The Class A members votes 1,322 “for” and 813 “against”. All Class B members voted “for”. The increase was put into effect November 1, 1975. At the Annual meeting in May 1979 the membership voted for a \$3 monthly assessment increase, making the monthly assessment \$19 per month. The vote was 2,645 “for” and 2,537 “against”.

#### **1985 Assessment Vote**

In October 1985 the Board of Directors proposed a three year sequential increase: \$19 to \$21 January 1986; \$23 per month January 1987; \$25 per month in 1988. The vote was 5,723 “for” and 6,949 “against”.

The same assessment increase proposal was recommended in March 1986. It failed 7,191 “for” and 8,418 “against”.

After two failures to receive approval of property owners for an assessment increase, the Board of Directors launched a series of regional meetings especially planned to demonstrate to non-resident property owners’ the need for an increase in monthly assessments.

#### **1986 Assessment Vote**

In November 1986, the property owners approved a \$4 per month assessment increase. The vote was 10,867 “for” and 7,994 “against”, more than the required 51% favorable vote. The effective date for the assessment to increase from \$19 to \$23 per month was January 1, 1987.

#### **1993 Assessment Vote**

No attempt was made to increase the assessment until 1993. In October 1993 the property owners voted to approve a \$3 monthly assessment increase to become effective January 1, 1994. The vote was 10,844 “for” 9,677 “against”, resulting in more than the required 51% favorable vote.

#### **1998 Assessment Vote**

In 1998 the Board of Directors decided to ask approval of the property owners for a \$3 monthly assessment increase (\$26 to \$29) to become effective July 1, 1998. On Monday, March 9, 1998, the results of the voting were announced. The property owners did not approve the increase, 9,286 “for” and 11,644 “against”.

#### **2000 Assessment Vote**

In August 1999 the Board of Directors established the date of “October 29, 1999 for a membership meeting of the Property Owners’ Association for the purpose of deciding on increasing the membership dues to \$28.00 per month, annual increase of \$24.00, to be effective January 1, 2000.”

The property owners were shown how the new monies from the assessment increase (about \$750,000) would be used.

“One-third - \$250,000 would support one-half of the bonded debt service for the Cedar Creek Plant expansion.

One-third - \$250,000 would be used to enhance the street maintenance program.

One-third - \$250,000 would be used to maintain, repair and replace existing capital assets. This would include the establishment of a \$150,000 reserve fund.”

The increase in assessment was approved, 10,311 “for”, 9,886 “against”, by a narrow margin of 51.05%.

The membership has voted for an assessment increase on five occasions.

#### **SUMMARY OF MONTHLY ASSESSMENTS AND DATE OF INCREASE**

1970 to 1976	\$12.00	Charter
1976 to 1980	\$16.00	Nov. 1975
1980 to 1987	\$19.00	May 1979
1987 to 1994	\$23.00	Nov. 1986
1994 to 2000	\$26.00	Jan. 1994
2000 to date	\$28.00	Jan. 2000

During the first few years, the Property Owners’ Association was struggling financially. Installation of utilities (water and sewer) were costly and income from assessments limited. Balancing income against expenditures or vice versa has always been a challenge to the Board of Directors and staff.

Arkansas Bank and Trust Line of Credit

Expenditures were exceeding income so much that the Board of Directors July 19, 1972, passed a resolution which stated: “- - that the President and Secretary of Hot Springs Village Property Owners’ Association be authorized to execute the documents necessary to obtain a \$4,000,000 line of credit with Arkansas Bank and Trust Company, Hot Springs, Arkansas.”

#### **Promissory Note**

July 17, 1974 the following resolution was approved by the Board of Directors: “RESOLVED, that the Board of Directors approved and ratify the borrowing of an amount not to exceed \$250,000 from the First National Bank of Hot Springs, Arkansas, to be evidenced by a promissory note bearing interest at the rate of 10% per annum, payable in amortized monthly installments over a five year period, for the purpose of providing funds to purchase construction equipment. The President, Wayne E. Sheneman, and Treasurer, Elwood Bell, are authorized to execute the necessary documents for the purpose of said loan.”

### **Tax Exempt Bonds**

In 1976, the Board of Directors decided that “the issuance of long-term tax exempt bonds will provide a financially sound basis for continued development of our Village for many years”. (Letter to membership from President Vernon M. Smith March 12, 1976.) Although the Declaration does not require approval of the membership to issue bonds, the Board decided to ask for membership approval.

“Membership approval will allow bonds to be issued under the authority of legislation passed by the Arkansas General Assembly in 1975 (specifically Ark. Acts 1975, No. 142, as amended) which authorizes the creation of Public Facilities Boards by order of the County Court. The Garland County Court has recently created the Garland County, Arkansas Waterworks and Sewer Facilities Board (Hot Springs Village) hereinafter referred to as the “Facilities Board” for the limited specific purpose and with the limited specific authority to issue bonds for the repayment of existing short-term indebtedness and construction of waterworks and sewer facilities in Hot Springs Village.

This will not necessitate an increase in the present \$16.00 assessment.

After an in-depth study, it is the considered judgment of the Board that the advantages of this action are in the best interest of all members of the Association. We are at this time asking for membership approval for the P.O.A. Board to request the Facilities Board to issue tax exempt bonds of up to \$10,000,000. These bonds will be secured by a gross pledge and mortgage on (i) all revenues and income derived by the P.O.A. from the annual assessment (ii) the water and sewer facilities situated in Hot Springs Village in Garland and Saline Counties, Arkansas and (iii) all machinery equipment and other personal property acquired and paid for out of the bond proceeds and placed on or in the project.

The first series under this proposal will be for \$6,000,000 in serial bonds maturing in the years 1977 to 1996 inclusive, with the net effective interest cost not to exceed 8 ½% per annum. The remaining \$4,000,000 may be issued as funds are needed to expand and construct additional waterworks and sewer facilities.”

The letter went on to say “your ballot must be in the P.O.A. office by 10 A.M., Thursday, April 15, 1976.”

The membership gave its approval and the Board of Directors met at the DeSoto Club 10 A.M., April 28, 1976 to plan for sale of the bonds. Board members present were: Vernon Smith, Cecil Carter, Cecil Cupp, Jr., Litana Kunz, Harold Hopkins, and Ted Hunter. Rodgers McCreary was absent.

The minutes of the April 28<sup>th</sup> meeting state: “The President, Vernon Smith, presided and announced that the purpose of the meeting was to consider authorizing the sale and issuance of the Garland County, Arkansas Waterworks and Sewer Facilities Board’s (Hot Springs Village) (the “Board”) \$6,320,000 Revenue Bonds Series 1976 dated May 1, 1976 (the “Bonds”), and to consider the authorization and approval by the Corporation of certain other documents in connection therewith.”

The Board authorized Cecil Carter and E. Elwood Bell as “designated – Authorized Board Representatives” for all purposes of the Sale Agreement and the Indenture.”

The Garland County, Arkansas Waterworks and Sewer Facilities Board (Hot Springs Village) (the “Board”) met at 1:30 o’clock p.m. on Friday, April 30, 1976, at Don Schnipper’s office, 123 Market Street, Hot Springs, Arkansas.

Present were: Clyde Martin, Roy L. Murphy, Ray L. Cash and Larry Brian. Absent: Thomas M. Dodson.

The Chairman presided and announced that the purpose of the meeting was to consider authorizing the sale and issuance of the Board’s \$6,320,000 1976 Revenue Bonds dated May 1, 1976 (the “Bonds”). (Minutes, April 30, 1976).

The minutes of April 30 continue to state . . .” a proposed Sale Agreement between the Board and Hot Springs Village Property Owners’ Association, an Arkansas nonprofit corporation (the “Corporation), dated as of May 1, 1976 (the “Sale Agreement”) (ii) a proposed Trust Indenture between the Board and Union National Bank of Little Rock, as Trustee (the “Trustee”), dated as of March 1, 1976 (the “Indenture), (iii) a proposed Bond Purchase Agreement between the Board and Stephens, Inc. (“Stephens”) dated May 1, 1976.”

### **1991 Revenue Bonds**

In 1991 the Board of Directors of the Property Owners’ Association noted that the growth of the Village was rapid and that an effort would be made to issue bonds for the balance of the \$10,000,000 which was authorized in 1976.

In July 1991, the County Court of Garland County officially re-constituted the “Garland County Arkansas Waterworks and Sewer Facilities Board (Hot Springs Village)”.

“The Garland County, Arkansas Waterworks and Sewer Facilities Board (Hot Springs Village) (the “Board”) met at 10:00 AM on Tuesday, October 22, 1991, at the offices of Wood, Smith, Schnipper & Clay, in Hot Springs, Arkansas.

There were present: Roy L. Murphy, Larry Brian, Ray L. Cash, Alwin M. Cramer and J. Don Urquhart.

Absent: None

The Chairman presided and announced that the purpose of the meeting was to consider authorizing the sale and issuance of the Board’s \$5,825,000 Refunding and Improvement Revenue Bonds, Series 1991 (the “Bonds”), and to consider the authorization and approval by the Board of certain documents in connection therewith.

“There were presented to the Board (i) a proposed Assignment to the Board from Hot Springs Village Property Owners’ Association, an Arkansas nonprofit corporation (the “Assignment”), dated as of November 1, 1991, (ii) a proposed Trust Indenture dated as of November 1, 1991 (the “Indenture”), (iii) a proposed Bond Purchase Agreement between the Board and Stephens Inc. (the

“Bond Purchase Agreement”) and (iv) a preliminary Official Statement concerning the Bonds. A copy of each document was ordered marked for identification and filed with the records of the Board.”

On October 22, 1991 a “Bond Purchase Agreement” prepared by Stephens Inc. was signed by Garland County, Arkansas Waterworks and Sewer Facilities Board, Alwin Cramer, Chairman. The amount of \$5,825,000 was stipulated for “Waterworks and Sewer Facilities Board (Hot Springs Village Refunding and Improvement Revenue Bonds, Series 1991.)”

### **2000 Revenue Bonds**

A third issuance of revenue bonds was approved. In August 18, 2000, Larry Williams, Garland County Judge “An Order Approving the Issuance of Revenue Bonds for the Purpose of Financing Sewer Facilities to Serve the Area known as Hot Springs Village.”

The issuance order went on to say: “It has been determined that, due to growth in population and housing, the sewer facilities which serve Hot Springs Village must be expanded and improved, that any expansions and improvements (the “Project”) should be financed by the issuance, by the Board, of its revenue bonds”.

The Garland County Judge, Larry Williams appointed five members to the “Garland County, Arkansas Waterworks and Facilities Board (Hot Springs Village)”.

“The Garland County, Arkansas Waterworks and Sewer Facilities Board (Hot Springs Village) (the “Board”) met at 9:15 a.m. on September 1, 2000 at Hot Springs, Arkansas.

There were present: Darrell Meyer, Larry Brian, Roy Murphy and Don Urquhart (by proxy to Darrell Meyer).

Absent: Bob Reik.

The Chair presided and announced that the purpose of the meeting was to consider authorizing the sale and issuance of the Board’s \$6,000,000 Revenue Bonds, Series 2000 (the Bonds), and to consider the authorization and approval by the Board of certain documents in connection therewith.

There were presented to the Board (i) a proposed Assignment to the Board from Hot Springs Village Property Owners’ Association, an Arkansas nonprofit corporation (the “Assignment”), (ii) a proposed First Supplemental Trust Indenture (the “Supplemental Indenture”), (iii) a proposed Bond Purchase Agreement between the Board and Crews & Associates, Inc. (the “Bond Purchase Agreement”) and (iv) a Preliminary Official Statement concerning the Bonds. A copy of each document was ordered marked for identification and filed with the records of the Board.” (Minutes, Sept. 2000).

On Nov. 2, 2000, the Hot Springs Village Board of Directors of Property Owners’ Association designated David E. Johnston and Wayne Copeland as POA representatives. The official statement reads:

“You are hereby advised by the Hot Springs Village Property Owners’ Association (the “POA”) that its POA Representatives for all purposes of the Assignment by and between the Garland County, Arkansas Waterworks and Sewer Facilities Board (Hot Springs Village) the (the “Board”) and the POA, dated as of November 1, 2000 (the “Assignment”) and for all purposes of the Trust Indenture by and between the Board and BNY Trust Company of Missouri, as successor, dated as of November 1, 1991, as supplemented (the “Indenture”), are David Johnston and Wayne Copeland.

In October, 2000, Crews & Associates, Inc. the Underwriter, entered into an agreement with the “Garland County, Arkansas, Waterworks and Facilities Board (Hot Springs Village)” to issue the \$6,000,000 revenue bonds, series 2000, in aggregate.”

### **Summary of Finances**

Funds to support the operating and capital costs of the POA are derived from monthly assessments, interest from invested funds, user fees, and issuance of bonds. Revenue from assessment fees, which can be increased only with a favorable vote of the property owners, has increased more slowly than revenue from user fees which are approved annually by the Board of Directors.

User fees have always remained moderate as was intended when the Village was founded. For practical purposes, none of the amenities has been self-supporting. In future chapters income from user fees are discussed in association with the specific amenity (e.g. golf, swimming, tennis, etc.)

### **INTERNAL REVENUE SERVICE**

#### **Tax Exempt Status**

In July, 1970, the Hot Springs Village Property owners’ Association submitted to the IRS an application for tax exemption (form 1024). The IRS in January 1971 granted the Hot Springs Village Property Owners’ Association 501(C)(4) tax exempt status. The Association filed the necessary forms 1971 through 1975. In 1974 the IRS examined the 1972 report of the Association and in 1974 issued a “no change” status for the 1972 filing. In May 1978 the IRS examined the Association’s 1975 filing and on July 14, 1978 the IRS notified the Association by a 30-day letter “proposing revocation of the Association’s tax exempt status.”

The 1978 Annual Report of the Hot Springs Village Property Owners’ Association notified the property owners with this report.

“In connection with an examination of its 1975 return, the Association’s tax exempt status under section 501(C)(4) of the Internal Revenue Code has been challenged by the Internal Revenue Service (IRS). The Association is protesting the challenge through the administrative appeal procedure within the IRS; however, final administrative determination has not been made by the IRS. The final outcome of this matter is not presently determinable.”

#### **POA/IRS Conference**

In December, 1979 the legal counsel of the Hot Springs Village Property Owners’ Association met in conference with IRS representatives in the National Office, Washington, D.C. to present data in justification of 501(C)(4) tax exempt status of the Hot Springs Village Property Owners’ Association.

#### **POA as Home Owners Association**

The Property Owners' Association and legal counsel believed that the Association should file each year as a "home owners' association", since it met the "tests contained in section 528 of the Internal Revenue Code."

The Rose Law Firm in a letter, September, 1981, to Miller, President of the Association, stated "the tests contained in section 528 and the regulations are summarized as follows:" "The organization must be a residential real estate management association.

The organization must be organized and operated to provide for the acquisition, construction, management, maintenance, and care of association property.

Sixty percent (60%) or more of the gross income of the organization must consist of membership dues, fees or assessments from owners of residences or residential lots.

Ninety percent (90%) or more of the expenditures of the organization are expenditures for the acquisition, construction, management, maintenance and care of association property.

No part of the net earnings of such organization inures to the benefit of any private shareholder or individual."

The Property Owners' Association elected to make application as a "home owner' association" by filing Form 1120-H, believing that the Association met the criteria stated in section 528 of the Internal Revenue Service regulations.

The Hot Springs Village Property Owners' Association continues to file Form 1120-H annually."

## **PROPERTY OWNERS' ASSOCIATION OPERATIONS**

### **Staff 1970-75**

During the first five years (1970-75), the five-man Board of Directors, the General Manager and the Treasurer were for all practical purposes, the Operations staff. The minutes of Board of Directors meeting do not make reference to departments, excepting a Director of Parks and Recreation (Terry Edwards) that appeared for the first time in 1972. (See CH. 3)

At the October 25, 1972 meeting of the Board of Directors, the General Manager (John Whelan) announced that he had hired:

"John Lewis, Fire Department Chief  
Bill Cain, Superintendent of Street Department  
Malcolm Wilson, Chief of Police."

On May 5, 1973, the General Manager named persons to the following Standing Committees: Recreation, Construction and Maintenance, Social, and Architectural Control.

### **Organizational Structure, 1974**

The Board of Directors relied heavily on recommendations from the Standing Committees, since there were so few staff members.

The flow chart of organizational structure appeared as an attachment to the minutes of the Board of Directors meeting, June 19, 1974. The unedited organization chart (page 36) suggests there were seven "departments", although not labeled as such.

Finance and Administration  
Recreation  
Engineering  
Fire Protection  
Security  
Water and Sewer  
Maintenance

### **Organizational Structure 1994**

During the period that Al Klein served as General Manager (1976-1994) the organizational structure with only minor modifications consisted of the following departments:

Public Works  
Recreation  
Golf Operations  
Golf Maintenance  
Police  
Fire  
Finance/Administration

During the 30 year history of the Property Owners' Association, the changes in Administration structure and administration has been minimal.

### **Administration 1970-2000**

Three persons served as General Manager during the first five years and two during the last 25 years. (See CH. 3)

John Whelan 1970-1974

Wayne Sheneman, President and General Manager 1974-75

Elwood Bell, Vice President and General Manager 1975 – 1976

Alan (Al) Klein 1976-1994

David Johnston 1995 to date

The office of Treasurer (Director of Finance) has been held only by four persons, two of those during the first seven years.

Thomas Dees 1970-1974

William Putman – 1974 – 1977

Robert (Bob) Reik – 1977 – 1991

Wayne Copeland – 1991 to date

## **PROPERTY OWNERS' ASSOCIATION COMMITTEES**

The Bylaws adopted April 20, 1970 stated, the "Standing Committees of the Association shall be

### **Standing**

"Nominating, Recreation, Social, Construction and Maintenance, Architectural Control, Publicity and Audit."

During the first five years 1970-75, only an Architectural Control, Social, Recreation and Construction and Maintenance committees were operating, according to the minutes of the meetings of the Board of Directors. These committees continued to function

through 1977, when Finance, Utilities, and Ambulance Committees were added, but no specific mention of the responsibilities.

The Architectural Control, Construction and Maintenance, Finance, Recreation, Social and Cultural remained operational for more than 20 years. These were the "standard" committees.

### **Special**

In addition to the "standard" committees, a Greens Committee and a Health and Medical Services Committee were established in 1979.

In 1980 a House Committee to establish policies of food services at DeSoto Club was established. It later became known as the Food Services Committee during the years that the POA operated the restaurants. An Audit Committee was established in 1987.

The Greens Committee became the Golf Committee in 1981 which has functioned to this date. The Greens Committee initially was affiliated with the Recreation Committee, when golf was in the Recreation Department.

In 1982, a Trails Committee was established as part of Recreation. The story of the development of trails occurs in the Chapter on Recreation later in this history. (See pg. 11, CH. 8)

Numerous ad hoc committees have been appointed to accomplish special tasks in the departments of the Association. These ad hoc committees that were operative will be discussed when the departmental structures and functions are described in later chapters.

### **2000 Committees**

During the last five years the names, structure and functions of committees have evolved to those shown on the POA Organizational Plan, 2000. (Pg. 38)

The current Standing Committees in 2000 were:

Architectural Control

Awards

Golf

Governmental Affairs

Natural Resources

Promotion

Public Works

Recreation

Select

Social

These committees work closely with staff and report to the Board of Directors by written reports submitted to the General Manager. Previously the Standing Committee Chairman reported directly to the Board of Directors through minutes of the meetings and personal reports to the Board of Directors, if necessary.

The Charters of the current Standing Committees have been organized into sections:

Section I. Authority

II. Jurisdiction

III. Purpose

IV. Organization and Appointment

All committees have these four sections in common; some other committees have some additional sections, depending on the functions of the Committee.

### **Architectural Control Committee (ACC)**

The ACC has functioned for 30 years. The Purpose of the ACC states:

"To protect the general character, appearance and use of Hot Springs Village.

To protect and enhance the property values and environment of Hot Springs Village.

To evaluate residential and commercial construction or alterations in regard to nature, kind, shape, height, materials, location and harmony of external design with the surroundings and topography. To interpret and administer the Covenants and Restrictions of Hot Springs Village as they relate to matters with the purview of the Architectural Control Committee."

The appointment of members to ACC differs from that of all other committees. The Charter notes that "The committee shall consist of five members of the Property Owners' Association, one of whom shall be selected by the Developer. All members, except for the one selected by the Developer, shall be recommended for appointment by the POA Board of Directors, and approved by the Developer."

The ACC is the only Standing Committee in which the Developer (CCI) approves the membership.

For other Standing Committees property owners who desire to serve on a committee complete an application. The ad hoc Election Committee reviews the application along with the chairman of the committee, a member of the Board of Directors and the General Manager. Those persons selected are recommended to the Board of Directors for approval.

### **Golf**

The Greens Committee that operated from mid-seventies until 1980, became the Golf Committee in 1981, and has functioned thereafter. (See CH. 7 Golf)

The Purpose of the current Golf Committee is stated as follows: "The purpose of the Golf Committee is to concern itself, within its purview, with all matters pertaining to golf in the Village. Ideas, proposals, suggestions and recommendations are shared with the golf staff and then are passed on to the board. The Committee is advisory to staff but responsive to the policies of the board. This includes representing the wishes and ideas of the property owners."

The Golf Charter specifies that "The committee shall consist of 9 members of the Property Owners' Association who shall be appointed by the Board of Directors."

The committee members are appointed for two year staggered terms usually in March.

### **Governmental Affairs**

The Purpose of this Committee is "To advise and assist the POA Board in enhancing Village relationships with area, local, state and federal government agencies and elected officials."

The committee consists of seven members appointed for two-year staggered terms.

This is a new committee that interacts with the Quorum Courts in Saline and Garland Counties and with political persons in the region and nationally.

### **Natural Resources**

A Common Properties Committee that existed for a few years was changed to the Natural Resources Committee and given broader responsibilities.

The purpose of the Committee is to advise POA staff within the policies and guidelines of the Board of Directors pertaining to Hot Springs Village common properties as they relate to Natural Resource issues. It is charged in their deliberations to:

"Protect the general character, appearance and use of Hot Springs Village.

Protect and enhance the property values and environment of Hot Springs Village.

Assist staff in regulating landscaping, construction, and encroachment on common property of Hot Springs Village.

Review procedures for preventing or controlling erosion within common properties.

Review procedures for protecting property from wildlife.

Review forestry management issues."

The Committee consists of seven members appointed for staggered two year terms by the Board of Directors prior to the regular April Board meeting.

The Committee "may request individuals who are experts in a specialized area to serve as temporary advisors" to the Committee.

### **Promotion**

The Promotion Committee is new, being established this year (2000).

The Charter states that its purpose is to "advise and support the POA staff on promotional opportunities affecting Hot Springs Village within the policies and guidelines of the Board of Directors."

It goes on to state the duties "Conducting Board approved promotional activities. Develop and maintain a long-term promotional plan. Recommend programs which will maintain and/or enhance the image of Hot Springs Village. Develop appropriate allowances."

The Committee consists of nine members appointed for staggered two-year terms by the Board of Directors prior to the April meeting of the Board.

### **Public Works**

The Construction and Maintenance Committee, one of the "old" Standing Committees was changed this year (2000) to the Public Works Committee and its responsibilities more clearly delineated.

The Charter states, "The purpose of the Committee is to advise the POA staff on matters pertaining to Public Works functions; with emphasis on (a) development of an annual program for the maintenance of Village streets, (b) annual inspections of POA buildings including construction and maintenance recommendations, and (c) traffic control recommendations, within the policies and guidelines of the Board of Directors. The committee is also the recipient of numerous ad hoc special requests to assist other staff functions and the Board of Directors."

The duties of the Committee are more specific. "The committee advises the Director of Public Works on all matters requested. The committee normally concentrates its expertise on matters pertaining to roads and resurfacing of roads; traffic control devices (including guard rails, street lighting and signs); erosion control and storm water drainage; construction and maintenance of POA buildings; and other matters within the authority of the Public Works function."

The Committee consists of ten members appointed for staggered four-year terms by the Board of Directors prior to the regular April Board meeting.

### **Recreation**

The Recreation Committee is as "old" as the Architectural Control. It was established the early seventies, later became Parks and Recreation, a name that lasted for nearly 20 years. This year (2000) it was named Recreation Committee in its' charter.

“Its’ purpose states ”To advise the Director of Parks and Recreation in regard to matters of recreation, trails and cultural operations, programs and facilities, excluding activities specifically assigned to (an) other committees.

To review, as requested by the Director of Parks and Recreation suggestions and complaints from the membership involving Association activities within the committee’s purview, recommending to the Director of Parks and Recreation and/or the POA Board such action as is deemed appropriate.”

The duties of the Committee are broad in scope, as described in the Charter.

To work in coordination with the Director of Parks and Recreation and advise the Director of Parks and Recreation and Board in regard to “Trails, Lakes, Cultural, Parks, Indoor/outdoor recreation.”

The Committee consists of ten members appointed for three-year staggered terms by the Board of Directors prior to the regular April Board of Directors meeting.

### **Social**

This “old” committee has had different names since the early seventies. Originally it was the Social Committee, then the Social and Cultural Committee for many years, and now back to the original name, Social.

The Charter states the purpose of the Committee is to advise “the POA staff on the following matters:

“Social activities and programs.

Establishing the wants and needs of such programs

Review suggestions and complaints from the membership on matters involving Association activities within the purview of the Committee.”

It mentions the following duties:

“To work in coordination with the POA staff to advise on matters pertaining to:

Newcomer coffees

Social Committee sponsored dances

Usher at Woodlands Auditorium for POA-sponsored events

Town meetings

Other Social Committee-sponsored functions.”

The Committee consists of “16 members of the Property Owners’ Association”. The Committee members “shall be appointed prior to the regular April Board meeting for staggered four-year terms.”

The Organizational Chart lists three “committees” (Awards, Select and CCI/POA Task Force) along with the Standing Committees. (See pg. 39) These “Committees” do not have Charters, but are functional, serving useful roles in the Property Owners’ Association.

### **Awards**

The Awards “committee” is usually assigned to one member of the Board of Directors. This Board member works with committee chairpersons, other Board members, employees, property owners, et al, to identify persons who are presented awards at the Annual meeting of the members of the Property Owners’ Association in May.

### **Select**

The Select Committee currently consists of some members of the Finance Committee that no longer is a chartered Standing Committee.

This committee reviews financial propositions as requested by the Director of Finance. One meaning of Select is “of special value or excellence.” The function of the Select Committee certainly is of special value to financial operations of the Property Owners’ Association.

### **CCI/POA Task Force**

The Cooper Communities, Inc. and Property Owners’ Association Task Force was established a few years ago to provide better communications on a regular basis between the two Corporate bodies. A member of the POA Board meets periodically with CCI officials to learn of CCI’s plans for future construction and the like, and for CCI to learn of special needs and concerns the Association may have. The CCI/POA Task Force is a vehicle for continuing the synergistic relationship the two Corporations have had for the first 30 years.

## **PROPERTY OWNERS’ ASSOCIATION COMMUNICATIONS**

Communicating in an adequate and timely manner with property owners has always been difficult for the Board of Directors and Officers of the Property Owners’ Association.

### **The Village Letter**

The first evidence of a formal attempt at written communication by the Property Owners’ Association was in an undated “the Village Letter” mailed from the POA General Offices, Calella Road, probably in the fall of 1977. (Appendix A) The next issue of “the Village Letter” is marked No. 2, dated February, 1978. (CH. 3)

A special statement on the first issue states: “This is the first issue of what will be a quarterly communication to our members. It could be titled the HOT SPRINGS VILLAGE PROPERTY OWNERS’ ASSOCIATION NEWS LETTER. But that is a rather unwieldy handle. It could be abbreviated to the H.S.V.P.O.A.N.L., but that is quite unpronounceable, (and sounds like a government agency). You will recognize the Hot Springs Village emblem; and you will note that the news herein is of and from the Property Owners’ Association. So to take the simple and direct approach, it shall be called . . . the Village Letter.”

The introductory statement went on to say “The purpose of this communication is to present to the Property Owners’ Association membership information concerning the progress and developments in Hot Springs Village, the plans for future growth, and the accomplishments that have been achieved.”

In 1978 the Village Letter, number 2 through 5 were issued from the POA General Office Calella Road; in 1979 numbers 6 and 7 were issued from the Calella Road address and numbers 8 and 9 were issued from the "POA General Office, DeSoto Blvd. at Balearic, Hot Springs Village." An editor was not shown for the Village Letter in 1978 and 1979. In 1980 issues Number 10, 11, and 12 listed Mrs. Beth Kempkes, editor.

#### The Village News

The first issue of the Village News was issued January 15, 1981 with Ralph Smallman, editor, who continued as editor through April, 1982. He passed away and William R. Paul became editor for the October, 1982 issue.

William Paul who edited the February/April/June 1983 issues showed them to be Volume VI Numbers 1, 2, 3, respectively. The next issue "Volume VI Number 4, Autumn, 1983 was edited by Anne M. Arneson, who also edited the February and April 1984 issues. The 1984 June/July and October/November issues were edited by Barbara Garlough who continued in 1985, editing the February March/April/May issues.

It is obvious that the period from 1981 to 1985, The Village News had several editors who served for brief periods.

In the fall 1985 Claudia Jones was employed as editor. She edited the September/October and November/December 1985 issues; six issues of The Village News in 1986 and in 1987; and four issues in 1988 and in 1989.

In 1990 January/February/March and an October/November/December issues were edited by Claudia Jones, who resigned as editor.

William D. Butler was employed as editor. He edited the October November December, 1990, issue and four issues in 1991 and 1992 respectively. He edited the 1993, January/February/March issue before resigning as editor.

Alice English assumed the responsibility for editing The Village News in 1993. She produced six issues per year 1993, 1994, 1995, and 1996 when she was elected to the Board of Directors of the Property Owners' Association and left the position of editor.

Under Alice English's editorship, The Village News was changed from eight page small (8 ½ x 11) magazine-like to a newspaper that is a tabloid-like format.

#### The POA Advocate

Jeff Smith became editor of The Village News in 1997. Beginning with the March/April issue the name of the publication became the POA Advocate, the name that is used to this date. Six issues of the POA Advocate were published in 1997 and in 1998. He edited the first four numbers of the POA Advocate in 1999 before leaving the position of editor.

No editor was indicated on the last two issues of 1999 and the first two issues of 2000. Lisa Carey edited the May June, 2000 issue. It is apparent that the official publication, first the Village Letter, replaced by the Village News which became the POA Advocate, varied from 3 to 6 issues per year and was edited by several different people.

John Pennington became editor of the POA Advocate and prepared the July August, September October, and November December, 2000 issues.

The Property Owners' Association mails the POA Advocate to each of the more than 32,000 property owners.

#### Websites

The Property Owners' Association has in recent years made other avenues of communication available. A toll free telephone number, a Fax number, and websites (www.hsvpoa.com and www.hsvwoodlands.com) are in operation.

The Board of Directors and Administration of the Property Owners' Association continue to explore ways and means to improve communications, especially with non-resident property owners.

### **HISTORY OF HOT SPRINGS VILLAGE BEYOND 2000**

#### **2001 SUMMARY**

##### **POA Administrative Offices**

##### **Administration Offices**

The Property Owners' Association Building installed an elevator in September of 2001. The elevator was installed to assist property owners with physical limitations who have business with employees located on the 2<sup>nd</sup> floor of the POA Administration Building.

##### **Finance & Human Resources**

##### **Human Resources**

At the end of 2001, the Property Owners' Association employed 433.

##### **POA Committees**

##### **Trails**

The Hot Springs Village Board of Directors reviewed the Standing Committee structures and recreated the Trails Committee in June of 2001. It was previously combined with the Recreation Committee. After a review of all POA committee's, the Trails Committee was reestablished as a Standing Committee of the Hot Springs Village Board of Directors.

##### **POA Communications**

##### **POA Advocate**

John Pennington was the PR/Communications Manager and editor of the Advocate publication. He left the POA in February of 2001. Stacy Hoover was hired in May 2001 as the Communications Specialist and editor of the Advocate publication. The June 2001 Advocate reflected a new format and many physical changes to the publication. Previously the Advocate was a tabloid newspaper format printed six times each year. The new format is an 8 ½ x 11 magazine format with glossy color cover.

#### **2002 SUMMARY**

##### **Finance and Human Resources**

##### **Human Resources**

On October 1, 2002 the Hot Springs Village Property Owners' Association Money Purchase Pension Plan was converted to the Hot Springs Village Property Owners' Association 401(k) Retirement Plan for eligible employees.

At the end of 2002, the Property Owners' Association employed 440.

### **POA Committees**

#### **Lake and Water Management**

The Hot Springs Village Board of Directors created a new standing committee, Lake and Water Management, in June of 2002. The committee is charged with advising and assisting POA staff on matters relating to lake and water management of Village lakes.

#### **Promotion**

In 2001, the Board approved the Common Cause Marketing Agreement, which shifted the promotional efforts from the POA to the Common Cause Marketing Committee, so the Hot Springs Village Board of Directors removed the Promotion Committee as a standing committee in February 2002.

#### **Select**

The Select Committee was asked to study the subsidy of recreation and golf amenities. The committee studied the data and made recommendations to the Board of Directors for a set level of subsidy for each individual amenity.

#### **POA Communications**

##### **Websites**

The Hot Springs Village website, [www.hsvpoa.org](http://www.hsvpoa.org), underwent major renovations in 2002 to provide Hot Springs Village property owners with a complete source of Village information. The website is continuously updated.

##### **POA Communications**

In 2002, the Hot Springs Village Property Owners' Association created its second promotional video entitled "The Right Choice II". The video is available on VHS or CDROM.

##### **Declaration Amendments**

The Hot Springs Village Property Owners' Association membership voted to amend the Hot Springs Village Declaration in 2002. The amendment changes Article XIV General Provisions with regard to length between amendments, the number of votes required, the length of advance recording, and the length of written notice required.

### **2003 SUMMARY**

#### **Finance & Human Resource**

The Board amended the POA Operating Policy to split the building reserve fund into two reserve funds: Building Maintenance Fund and Capital Investment Fund. The \$1,050,000 in the Building Reserve Fund at the end of 2003 was split: \$300,000 to Building Maintenance Fund (level recommended by Audit Review) and \$750,000 to Capital Investment Fund.

#### **Data Processing**

The Hot Springs Village Property Owners' Association began using wireless communication to communicate and operate computers/cash registers in all POA facilities.

#### **Human Resources**

The Board waived fees for the Coronado Fitness Center for those eligible dependents of POA employees who agree to participate in a structured wellness program.

The Board approved a staff recommendation for POA Group Health Insurance as a Self-Insured Group Health Plan for POA employees and their dependents beginning January 1, 2004. Boon Chapman was selected as the administrator.

The Board of Directors added an additional staff holiday when Christmas falls on a Tuesday or a Thursday. If Christmas falls on a Tuesday the preceding Monday would be a recognized holiday and when Christmas falls on a Thursday the following Friday would be a recognized holiday.

#### **POA Administrative Offices**

##### **Administration Offices**

The Advanced Tee Time offices were moved from the Magellan Golf Shop to the Administration Building, Golf Administration Offices. The move provides greater access to the tee time program.

#### **POA Committees**

##### **Architectural Control**

ACC Policy Revision - The Board of Directors voted to update the Architectural Control policies for the POA. All references to adhering to the standards set forth in the 1999 Standard Building Code and the CABO One and Two-Family Dwelling Code were deleted and replaced with the requirement to adhere to the 2000 International Building Code, except Chapter 1 and the 2000 International Residential Code, except Chapter 1.

##### **Governmental Affairs**

Charter was changed to nine members serving three year staggered terms

##### **Lake & Water Management**

The committee recommended that staff refine the feasibility of utilizing wastewater effluent (processed water) in a more direct fashion as a golf course irrigation source. The committee charter was also changed to seven members serving three year staggered terms.

##### **Select**

The Select Committee underwent changes. The POA Bylaws were amended to delete the Select Committee and add Research and Special Projects as a standing committee for the POA. The charter reflects the purpose of the committee: to study, report and offer recommendations relative to financial matters of the Hot Springs Village Property Owners' Association.

The committee began an in-depth 10-year Financial Forecast.

### **Strategic Planning**

An ad-hoc Strategic Planning Committee was established to significantly update the 2000 Strategic Plan.

### **POA Communications**

#### **POA Advocate**

The Advocate changed from a bi-monthly color/black and white magazine to a quarterly all color magazine.

#### **Websites**

Businesses were provided an opportunity to advertise on the POA's website for \$20.00 per year.

Property Owners' were provided an opportunity to advertise their lot for sale by owner on the POA website for \$15.00 for a three-month listing. Golf daily conditions were made available through a link on the POA website.

### **Miscellaneous**

The Board approved the submitted Dentista Drive property plat for common property from Cooper Realty Investments Inc.

The Property Owners' Association leased space for a communications tower near the A-2 Water Storage Tank to U.S.

#### **Unwired.**

The POA initiated a request for the refunding of property taxes paid during the past eight years to the Fountain Lake School District which has been subject to an extensive lawsuit.

Hot Springs Village was recognized as one of the 100 Best Master Planned Communities in America by the "Where to Retire" magazine in their July/August 2003 edition. Hot Springs Village was the only community listed from Arkansas.

Southwestern Bell installed a \$100,000 piece of equipment to allow for DSL (High Speed Internet Service) in a three mile radius of the main switching station on Balearic.

### **Ambassador Program**

The Ambassador Program volunteers assisted 25,322. 51 volunteers are actively enrolled in the program which provided a total of 1,953 volunteer hours in 2003.

### **Arkansas Coalition of Planned Communities**

The Hot Springs Village Board of Directors approved a motion to research, plan and implement an Arkansas Coalition of

#### **Planned Communities.**

### **Declaration Amendment**

The Declaration Amendment approved in 2002 was recorded in April 2003. It will be effective in April of 2006.

### **Metroplan**

Metroplan provides planning services and administrative support to the Little Rock Area Metropolitan Planning

Organization. Metroplan was charged with creating a transportation plan that covers the Hot Springs Village portion of Saline County. The BOD voted to become a non-voting member of Metroplan at a cost of \$500 per year.

### **Metropolitan Planning Organization**

Hot Springs Village signed a cooperative agreement for the establishment of a Metropolitan Planning Organization, the Hot Springs Area Transportation Study Agreement of Understanding.

### **National Recreational Properties Inc.**

The Hot Springs Village Board of Directors entered into an agreement with National Recreational Properties Inc. of Irvine, California for the sale of foreclosed lots in the POA's inventory. NRPI purchased all lots in the POA inventory for \$500 each, which includes one year's worth of assessment payments. After the initial purchase, NRPI will continue to purchase a minimum of 50 lots per month, if available, for \$500 each for the first five years of the contract and \$1,000 each for the last five years of the contract.

NRPI opened its local operations at the East Gate in the vacated Cooper Land Development offices.

The Hot Springs Village Property Owners' Association began offering computerized gift cards for use in POA facilities. The gift cards are reusable and can have any amount put on them.

### **Veterans Memorial**

Trails committee would like a veteran's memorial to be located near a trail.

The Hot Springs Village Rotary Club would like to partner with the American Legion to build an appropriate veterans memorial for Hot Springs Village.

The Board of Directors approved the location of the Veterans Memorial, along Hernando Trail, just east of the 30<sup>th</sup> Anniversary Fountain in front of Woodlands Auditorium.

## **2004 SUMMARY**

### **Finance and Human Resources**

#### **Human Resource**

A new position in Planning & Inspections was created: Complaint Investigator. Sam Harper was hired to fill the position. Linda Mayhood, Assistant to the General Manager, was elected to serve on the National Board of Directors for the American Association of Retirement Communities (AARC). AARC is a not-for-profit professional association established for the purpose of promoting the economic enhancement of communities through the promotion of retiree attraction as an economic development strategy.

#### **Information Technology Plan –**

The POA BOD authorized the upgrade/conversion of the POA's Information Technology, data operating and program systems, over the next three years. The first process was completed in 2004 and involved upgrading the AS400 Operating System to version 5.2 OS/400 from our current operating system of 4.5. This allowed the flat files in our database to be converted to the relational database DB2 with minimal contract programming.

#### **POA Finances**

Stephens Inc. presented the BOD with plans to restructure the POA's 2000 sewer bond issue. After lengthy discussion and research the bonds could not be restructured until 2005, however new private activity tax-exempt sewer bonds to complete wastewater projects could be issued at historically low interest rates. After many meetings and discussions, the bonds were issued for \$3.7 million for sewer improvements within Hot Springs Village.

#### **Five-year Financial Forecast –**

The Research and Special Projects committee was asked by the BOD to complete a five-year financial forecast for the Hot Springs Village Property Owners Association. The forecast projected a \$10 million shortfall at the end of 2009 if nothing were done. The forecast led to the issuance of tax-exempt sewer bond, to the fee structure for 2005 and the assessment campaign.

#### **2004 Assessment Campaign –**

The Hot Springs Village Property Owners' Association requested a \$4.00 per month increase in the assessment's charged to HSV property owners. The assessment increase identified several areas where the new revenue money would be committed. A membership meeting was held October 5, 2004 for property owners to cast their ballot. Proxies were accepted. The assessment increase passed with 57.27% For and 42.73% Against. The total in favor of the assessment increase was 10,919 and 8,147 against. 19,057 proxies were cast and of those 321 were abstentions, 129 proxies were not signed, and 54 others were spoiled or invalid. The increase from \$28.00 per month to \$32.00 per month became effective January 1, 2005.

#### **Commercial Public Service Fees –**

Commercial public service fees are based on a portion of the assessment fees and are used to help support non-amenity costs such as Public Safety and Public Works services that are provided to commercial structures. Since the assessment increase was approved for 2005, the commercial public service fees have increased proportionally to: Category 1 (1,000 sq ft. or less) – from \$12.00 to \$13.70; Category 2 (over 1,000 sq ft. to 2,000 sq ft) – from \$17.50 to \$20.00; and Category 3 (over 2,000 sq ft) – from \$23.00 to \$26.25. These new rates became effective January 1, 2005.

#### **POA Committees**

The BOD changed the POA Bylaws to state that all POA standing committees would have three-year staggered terms.

#### **Architectural Control**

After discussions with Cooper Communities and the issue of insurance for committee members, the BOD removed Architectural Control and its charter from the list of POA standing committees since it was developed by and remains the Developer Committee. This enabled Cooper Communities to provide general insurance coverage for the committee and its members.

#### **Lake & Water Management**

The L & WM committee presented a lake drawdown schedule to the BOD. Lake drawdowns allow property owners and the POA to repair seawalls, boat ramps and docks, install/check on fish habitats, and also allows the bottom of the lakes to solidify which provides healthier lakes. The first recommended lake drawdown will be on Lake Balboa in 2005/2006.

#### **Natural Resources**

The Natural Resources committee asked the BOD to approve the development of a Forest Management Plan for green belt common property to be prepared by William "Bill" Walker, a retired Arkansas Registered Forester.

#### **Recreation**

The Recreation Committee was expanded to nine members to allow for a rotation of one third of the committee each year as they are appointed for three-year staggered terms.

#### **Social**

The Social Committee was reduced to fifteen members to allow for a rotation of one third of the committee members each year as they are now appointed for three-year staggered terms.

#### **Ad-Hoc**

The Neighborhood Pride and Nuisance Ad Hoc Committee was appointed by Board President Ginna Watson to investigate the POA policies and any changes needed to address property owner concerns. The committee developed Article 23 to the POA Policies which establishes enforcement provisions, implementation authority, an administrative fee and the use of conflict resolution through mediation between individual property owners.

#### **Miscellaneous**

A presentation was made to the BOD relative to its endorsement of Security Airport Parking. The endorsement, approved by the BOD, enabled Hot Springs Village property owners with proximity gate cards to receive 20% discounts for airport parking services.

#### **Ambassador Program**

The ambassadors assisted 28,060 visitors and property owners. 2,100 man hours volunteered. There are 53 active volunteers.

#### **Arkansas Coalition of Planned Communities**

The initial meeting of the Arkansas Coalition of Planned Communities was held on January 30, 2004 at Eden Isle. General Manager Dave Johnston and Board President Ginna Watson attended the meeting representing Hot Springs Village. Meetings were held quarterly with BOD President Ginna Watson elected as President of the group. Bylaws were adopted and issues facing planned communities were discussed.

### **Economic and Fiscal Impact Study**

The HSV BOD approved a proposal from Wayne Miller of the University of Arkansas at Little Rock to perform an updated Economic and Fiscal Impact Study of Hot Springs Village for \$10,000, of which the POA would support a maximum of \$5,000.

### **Veterans Memorial**

The Hot Springs Village BOD approved the proposed Veterans Memorial location February 2004. The key organizations involved in the Hot Springs Veterans Memorial Foundation (set up to plan, construct, and maintain the memorial) are the American Legion, Veterans of Foreign Wars, Military Officers of America and Rotary Club.

## **CH. 6 PUBLIC SAFETY**

The population of Hot Springs Village has increased from an estimated 228 in 1971 to about 12,000 in 2000. As the population increased the need for increased fire, police and ambulance service increased.

The Department of Public Safety has responsibilities in the following areas: police, fire, animal control, gates, and ambulance support services.

The Police and Fire “departments” units were housed in a newly (1973) constructed building on Calella Rd. adjacent to what was to become DeSoto Center. The LaVilla July, 1975 stated that in 1973 “The Fire/Security Building was complete, and opened for inspection by property owners May 5. The First Methodist Church of Hot Springs had scheduled the Village’s first church service, in the meeting room of the new Fire/Security Building.”

The original building has been enlarged and remodeled. In 2000 the Department of Public Safety, including the first fire station as well as an ambulance were housed in the building.

### **POLICE**

When the Hot Springs Village Property Owners’ Association was established in 1970, the Board of Directors were very soon concerned with security. In October, 1970, the Board of Directors contracted with Guards Mark, Inc. to provide security for the Village for one year. (Board Minutes Oct. 21, 1970).

The LaVilla, July, 1975, carried an article stating that in September “the Association was in the process of organizing a permanent security department.” Malcolm Wilson was employed as Chief of Police to start January 1973 (Board Minutes, October 25, 1972).

It is of interest to note that the Security Department provided a deputized Park Ranger in uniform to provide security on DeSoto Golf Course (Board Minutes July 23, 1975). Apparently that security program on the DeSoto golf course did not last long.

The Board initiated action to improve its security in 1971, by adopting a resolution stating that “the Association purchase a patrol car and employ personnel to operate such vehicle; the person or persons operating said vehicle shall have authority to issue warning tickets to persons violating the association’s published rules of the road.” (Board minutes Aug. 25, 1971)

### **Police Department Organization, 1975**

Wooten organized the “department” as shown in the 1975 organizational chart.

Malcolm Wilson served as Chief of Police until 1975 when Don Wooten was employed.

Don Wooten was Police Chief from 1975 to 1994 when he retired and was replaced by Laroy Cornett, May, 1994.

### **FIRE**

The beginnings of the Fire Department were described in the minutes of the Board of Directors, October 25, 1972: “John Lewis has been hired as Fire Department Chief. He has 24 years experience and comes highly recommended as to experience, ability and character. The Volunteer force has been formed by Mr. Lewis with 20 members now in training.”

John Lewis served as Fire Chief until 1978, when he resigned due to failing health. Alvin Reed, who had been a volunteer fireman since October 1972, became Fire Chief in 1978 a position he held until 1998 when he retired.

In October 1978, the LaVilla reviewed the history of the Hot Springs Village Fire Department stating “Fire protection in Hot Springs Village has come a long way since a 1949 Ford truck, housed at the Village service station on Calella Road and Village volunteers provided the only safeguard against a devastating burnout. That was in 1972 and 1973.

By December, 1973, construction of the fire station had been completed and a fire department with Fire Chief John Lewis and three paid firefighters formed the nucleus of the expanded service.

Impetus to form a professional unit had been provided not only by the Village’s growth but by loss of a home through fire. Fire engine number one had been purchased in 1973 and Lewis, who had been with the fire department in Fayetteville, and the volunteers used the service station as their headquarters throughout that year. The department now has two fire engines.”

The Village Voice published chronological data on the evolution of the Fire Department in recognition of “Fire Protection Week”, October 5-11, 1997.

“A second fire station was opened in 1987 near the intersection of Cortez Road and DeSoto Blvd. The third, Balboa Station was opened in 1996 and is located on Ponce de Leon Drive south of DeSoto Blvd. The first fire station on Calella Road remains active in 2000.

The first fire engine was purchased in 1973, the second in 1976, the third in 1985, and the fourth in 1996.”

As the number of fire stations and fire engines increased so did the number of employed and volunteer firemen.

“In 1974 there were four paid firemen, in 1987 nine, in 1996, thirteen, in 1999, fourteen, and in 2000 there were 15. More than two dozen volunteer firemen still serve the community, assisting the paid personnel.”

“The ISO rating has changed from Class 9 to a Class 6 on a scale of 1-10, with the lower number being the better.”

The Fire Department and Ambulance Services were closely associated until 1994.

“Chief Reed and the paid firemen engaged in training to be certified as Emergency Medical Technicians (EMT). Many of the employees of Cooper Communities, Inc. also became certified EMT’s.”

“In 1980 the Cedar Mountain Ambulance, Inc. became affiliated with the Fire Department; and arrangement that continued until 1994. A second ambulance, 4-wheel unit, was added in 1982. Firemen/EMTs manned the ambulances and fire engines that served the Village until 1994, when Cedar Mountain Ambulance contracted with St. Joseph’s Lifemobile. The St. Joseph’s Lifemobile via the CMAI, continues to serve the Village in 2000. An ambulance is housed at each of the three fire stations.” (See CH. 13 Health and Medical Services)

Appendix E includes more information on the Fire Department.

### **DEPARTMENT OF PUBLIC SAFETY**

The Police and Fire Departments were organized into the Department of Public Safety in 1999. The year 2000 organization chart of the Property Owners’ Association shows the structure of the Department of Public Safety.

### **GATES**

Entrances into this “gated” Village has been a continuing concern of the Property Owners’ Board of Directors and the property owners. The security provided by the gates is of great importance to residents, non-residents, visitors and to persons considering purchase of property in the Village. The results of surveys of property owners indicate that for most owners the gated aspect of the Village is of greatest importance.

Early in the history of the Village, the Board of Directors was concerned about security, beyond that of police and fire. At the September 18, 1974 meeting of the Board, the General Manager, Elwood Bell, stated “that all private access roads had been blocked by cable.” The Board then adopted the resolution: “that all temporary provisional access to the Village be permanently closed without exception, and that all traffic entering or leaving the Village will be through authorized controlled access points.”

As this history is in preparation in 2000, there are five functional primary gates, three functional secondary gates, and two secondary gates permanently closed.

### **PRIMARY AND SECONDARY GATES**

The names of the five primary gates (1) Front Gate, (2) Hwy. 5 East Gate, (3) Balboa Gate, (4) Cortez Gate, and (5) Glazier Peau Gate were approved by the Board of Directors in 1995. (Minutes April 26, 1995)

There are three secondary gates that are operative (1) Balearic Road/Danville County Road Gate, (2) DeSoto Blvd./Goose Pond County Road Gate, and (3) Cortez Road/Beaudry Circle County Rd. Two other secondary gates that have been permanently closed are (1) DeSoto Blvd./Danville County Road and (2) Cloaca Ln./Hwy. 5 near the Cedar Creek Sewage Treatment Plant.

As construction of roads in the Village proceeded eastward, Desoto Blvd. and Balearic Rd. cut across Danville County road and Goose Pond County road as well as intersecting with minor county roads. When county roads were cut through by the Village roads, the security of the Village was breached. It was necessary for the Board of Directors and Cooper Communities, Inc. to jointly consider ways and means to provide security. The final results were installation of the aforementioned primary and secondary gates. Each of the gates has its own individualized and special history.

### **FRONT GATE: PRIMARY**

The west entrance to the Village off of state Hwy. 7 was constructed while DeSoto Blvd. and the fountains were being constructed in the fall of 1969 and in the spring of 1970. The entrance has been known as the West Gate, Main Gate, and more recently the Front Gate. In 1970 a small guard house was constructed a short distance in from Hwy. 7. There never was a “gate” that could be opened or closed to control ingress and egress. Instead a guard house was manned. It functioned until 1983 when a new larger guard house was constructed.

The LaVilla in the April, 1983 issue described the “newly constructed guard house at the Village entrance. The new building is well back of the one that has been in use for several years. Movement of the facility became necessary so that traffic in and out of the new Cordoba Center could move without interfering with the Village traffic. It is now possible for persons outside of the Village to enter and leave the shopping area without entering the Village property. There is also an additional entry and exit to the shopping area from the post office parking lot, which again does not interfere with Village only traffic.”

The Front Gate is manned 24 hours/day every day of the year by uniformed employees of the Department of Public Safety and volunteers.

Cooper Communities, Inc. holds a ninety-nine year lease on the old, smaller guardhouse which continues to be used by Cooper Communities to provide information for prospective customers.

### **GLAZIER PEAU GATE; PRIMARY**

Access to Glazier Peau County road was established by Cooper Communities to accommodate vehicles of construction and utility contractors, as well as CCI vehicles.

Glazier Peau Gate is in the southwestern part of the Village in Estrella subdivision where it connects Estrella Way with the Bud McKinley County Road which leads to Glazier Peau County Road.

According to Don Wooten, Police Chief, from 1975 to 1994, the Glazier Peau Gate was closed with a padlocked cable. About 1982 the Board of Directors recommended closing the gate from December 25 through January for legal reasons.

The Board of Directors approved funds to install an electronic magnetic card operated gate in August 1987. (LaVilla, Jan. 20, 1988). In 1987 a magnetic card operated gate that swung open was installed. In 1988, March 18, 8 A.M. the gate became operational (LaVilla, March 16, 1988).

The Glazier Peau Gate was damaged many times, sometimes intentionally other times accidentally. The padlock on the cable that closed the gate initially was shot off more than once. The metal electronic gate was damaged by drivers of automobiles and trucks

who either misjudged the timing of the swing of the gate or tried to tail-gate through with another vehicle. The gate was damaged many times (Personal communication, Don Wooten).

In 1996, a metal electronic gate that slides open and closed, when a magnetic card is inserted properly in a slot on the central mechanism, was installed. The damage to the gate by vehicles decreased but occasional damage to the control box by vandals occurred.

### **BALBOA GATE: PRIMARY**

This gate constructed by Cooper Communities, Inc. has a history of controversy among the property owners living in the southeast end of the Village, the Board of Directors and Cooper Communities. CCI planned for the Balboa gate to be temporary and to close it permanently when the gate at the east end of DeSoto Blvd. was open and manned. It is known now as Hwy. 5 East Gate and called the LaPlaza Gate the same name as the commercial area outside the gate.

### **Magnetic Card Operation**

It was reported in the Board of Directors meeting (August 16, 1980) that "a temporary gate will be constructed the end of 1987 or first of 1988 located at the end of Balearic which will be card operated (unmanned)." The LaVilla, Feb. 4, 1988, reported that Hwy. 5 gate (Balboa gate) is to be installed Monday, February 22, 1988. The March 2, 1988 issue of the LaVilla stated that magnetic cards were available and would be "issued to property owners whose vehicle is registered with the POA." The LaVilla reported "that barring any unforeseen incidents, the electronic gates at Hwy. 5 (Balboa) will be operational 8 A.M., March 18, 1988." (LaVilla March 16, 1988)

Consideration of ingress and egress for the Village and security in general continued to be addressed by the Board of Directors. A plan was coming together in 1987 as reported in the Village News Vol. X, No. 5, 1987:

"Although police reports show no increase in criminal activity in Hot Springs Village during the last few years, Village security has long been a subject of concern to many residents.

At the August 26 meeting of the POA Board of Directors, Board member Jack Reed, reported the recommendations of the ad hoc committee formed to study the security of HSV. The committee, of which Mr. Reed was chairman, also included POA General Manager, A. J. Klein, and HSV Police Chief, Don Wooten.

The "security package" which the committee recommended and the Board voted to approve, involves limiting to five, the number of entrances into Hot Springs Village. Two entrances will be gates manned by security personnel. They include the main (west) gate on Hwy. 7 N, and the proposed (east) gate to Hwy. 5, which Cooper Communities, Inc. is obligated to build. Installation of two card-entry gates are scheduled for completion by January, 1988. Property owners will be charged a fee for each card obtained."

The metal gate was hinged and swung open when a magnetic card was inserted into the control mechanism. The Balboa Gate and Glazier Peau Gate were the same in structure and operation.

From 1988 until 1994 the Balboa Gate was unmanned. During this period the gate and the control mechanism had been repeatedly vandalized. On August 19, 1992, Don Wooten, Police Chief, recommended to the Board of Directors that the Balboa Gate should be "manned from 6 AM to 6 PM, 5 days per week." The Board of Directors approved the plan and requested the General Manager, Al Klein, make plans for a building for the gate personnel to use.

### **Manned Gate House**

November 10, 1993, the General Manager reported that a portable building, radio equipment and other essentials had been ordered. By January, 1994 the building was in place and the Balboa gate was manned.

Vandalism at the Balboa Gate diminished after the gate was manned, but continued to be an expensive nuisance.

Cooper Communities, Inc. had an area of reserved property below Balboa Lake dam and adjacent to Hwy. 5. The Balboa Gate was located only a short distance inward from the Hwy. 5. As CCI was considering its options for the future of the reserved property, they decided it would be advantageous to move the Balboa Gate further inward from the highway.

### **Memorandum of Agreement**

A Memorandum of Agreement between Cooper Communities, Inc. and the Hot Springs Village Property Owners' Association was signed by Dave Johnston, General Manager of the POA and Roger McMennamy, dated February 28, 1997.

The Agreement addressed issues concerning the relocation and manning of the Balboa gate and the Hwy. 5 East gate that CCI was constructing.

The relocation, costs and manning of the Balboa gate were addressed and related to the Hwy. 5 East gate throughout the Agreement. CCI wanted the POA to agree to man the Hwy. 5 East gate similarly to the Front Gate on the west end of DeSoto Blvd.

The Agreement stated, in part, that

"The parties recognize the desire of CCI to relocate the Balboa gate from its present location at the intersection with Arkansas Hwy. 5 to a location on the same road, but at a position northerly from its current location."

"Accordingly, CCI shall, at its sole expense, move the Balboa gate to a location and position selected by CCI and agreed to by POA."

The Agreement goes on to state that "CCI specifically agrees to complete this relocation and construction of the Balboa gate and its facilities on or before Wednesday, April 30, 1997."

CCI was concerned that the POA would continue to man the Balboa Gate, as is shown in the Agreement which states that the "POA does specifically agree that following the completion of the Balboa gate relocation project the Hwy. 5 East gate will continue to be manned by POA security personnel on an hourly schedule similar to the schedule for the Balboa Gate which was in effect on January 22, 1997."

The Balboa Gate and the Guard House were moved inward and continued to be manned and hinged gate that swung to open and close was replaced with a sliding gate that was more trouble free.

When the Hwy. 5 East Gate was manned in 1997, the Balboa Gate reverted to magnetic card operation, only, and the Guard House removed.

“Apparently CCI had recently made a decision not to close the Balboa gate. In a statement (letter) dated September 19, 1996 Randy Brucker, “Hot Springs Village President, Cooper Communities, Inc. made the proposal that CCI will immediately lease the Balboa Gate to the POA for one dollar a year for five years, then deed the Balboa Gate to the POA. A second proposition in Brucker’s Statement related to the LaPlaza Gate (Hwy. 5 East Gate). He proposed that the POA transfer personnel to the LaPlaza Gate at Hwy. 5, starting in December, at which time CCI will deed the LaPlaza Gate to the POA.”

On the 23<sup>rd</sup> of April, 1997, CCI filed the deed to land including the Balboa Gate with the County Clerk, County of Benton. The deed described the land as “a portion of Ponce de Leon Drive from Lake Balboa dam site southward.” The Balboa Gate is near the south end of Ponce de Leon drive, which was constructed after the Balboa Gate was first installed. Until Ponce de Leon Drive was constructed, the main route to the Balboa gate was Balearic Road.

The Balboa Gate continues to operate as an unmanned point of ingress and egress for the Village.

#### **HIGHWAY 5 EAST GATE: PRIMARY**

CCI constructed the Hwy. 5 East Gate (called LaPlaza Gate by CCI) in 1996-97. The history of the Hwy. 5 East Gate is relatively short and not fraught with the controversy that accompanied the evolution of the Balboa gate.

The Memorandum of Agreement of Cooper Communities, Inc. and the Property Owners’ Association, February 28, 1997 concerned the Hwy. 5 East Gate as well as the Balboa Gate.

“CCI agrees to provide, at its sole expense, a finished and operative security house at the Hwy. 5 East gate, together with parking space and turn-around space as specified above for the Balboa gate. POA agrees to assume total operational control of the Hwy. 5 East Gate on Saturday, March 1, 1997, or on the date CCI initiates the Balboa gate relocation.”

Even though the moving of POA personnel from Balboa Gate to Hwy. 5 East Gate was not accomplished precisely as the agreement stated, the Guard (Security) House was constructed and sliding gates, electronically operated by a magnetic card were put into operation through a smooth transition.

The Hwy. 5 East gate is manned from 5:30 AM to 10:30 PM daily, after which the gates may be operated with the magnetic card.

The Hwy. 5 East Gate was deeded to the POA in 1997. The Warranty Deed filed in Benton County April 18, 1997, described the land as “DeSoto Blvd. from Brilliante Subdivision to Hwy. 5”. The Hwy. 5 East Gate remains at the east end of Desoto Blvd. in Saline County where it is owned and operated by the POA.

#### **CORTEZ GATE: PRIMARY**

When the Cortez Road was constructed in 1973 and 74, it intersected a Garland County Road, a branch of Beaudry Circle road. This unplanned entrance made the Village accessible to many residents, in the rural area around Jessieville, who had used the County road in past years.

The President of the Board of Directors, Wayne Sheneman, requested Don Schnipper to ask the County to close the road.

In March 12, 1975, Don Schnipper “advised the Board that a meeting with the County Judge of Garland County concerning closing of the County Road intersecting Cortez Road would not be undertaken by the County since it would require expenditure of County funds in excess of \$75,000 to serve one property owner. A meeting should be scheduled with the parties concerned to determine the best method to follow to control access to the Village.”

Schnipper went on to say “that the County Judge has suggested that the Village Security Gate could be designated as a substation of the Sheriff’s Office. County communication equipment is available for installation. The General Manager was directed to pursue this proposal further and advise the Board.”

For reasons unknown, this proposed plan was never implemented.

According to Don Wooten, Police Chief, traffic in and out of the Village via the County Road, increased considerably during the construction of Cortez Golf course in 1976 and 1977. Wooten recalls that a padlocked “cable gate” closed the county road entrance to Cortez Road about 1983 or 1984.

Closing the county road with the Cortez Gate was not well received by some rural families who lived immediately outside the Village. A memo from Al Klein, General Manager 1985 to the Board of Directors stated that “We have alienated the Ault family whose family members live on either side of the river. Darrell Ault is requesting the Board to reconsider the decision establishing this gate. I have offered Darrell a key. Their attitude is that they have been crossing this river for 50 years plus and take a dim view of any attempts to preclude their access to each other.

Darrell has gone to the County Judge for his support. I have not heard anything from the Judge at this time.”

The post, embedded in concrete that supported the padlocked “cable gate”, was uprooted and dumped in Cortez Road once and the lock damaged several times during the late 80’s.

Until 1992, persons traveling the County Road via Cortez Gate forded the Middle Fork of the Saline River which was a short distance north of the gate. At the Board of Directors meeting June 24, 1992, Al Klein “advised that Garland County has elected to construct a bridge over the Saline River crossing on the Beaudry Rd. just north of and opposite the Cortez Golf Course. He stated the County Judge has agreed that the POA can install a gate between the river and Cortez Rd. on POA property. Mr. Klein stated there were two kinds of gate proposals, a key activated gate, cost \$4,000 or a magnetic card activated gate, cost \$7500. It was Mr. Klein’s recommendation to go with the card activated gate.”

The Board voted “to proceed with the magnetic card activated gate to be compatible with the other two gates,” Glazier Peau and Balboa.

#### **Hinged to Slide Steel Gates**

Three of the five Primary Gates: Glazier Peau, Balboa and Cortez remain unmanned in 2000. The Front Gate is manned at all times; the Hwy. 5 East Gate is manned 5:30 a.m. to 10:30 p.m. daily and unmanned with gate card entrance at other times.

The original magnetic card operated gates at Glazier Peau, Balboa, and Cortez were steel hinged and swung open when activated. The gates closed automatically when a vehicle passed through the opening, signaling the sensor to close the gate. Each of these gates has been damaged several times by a second vehicle trying to tailgate the first vehicle that had used the magnetic card to open the gate. Also each gate and sensor apparatus has been vandalized on occasion.

The Glazier Peau Gate was replaced with a sliding, more sturdy steel sliding gate that was magnetic card operated in 1996. The Cortez and Balboa gates were replaced with a sliding gate in 1977 and the Hwy. 5 East Gate was magnetic card operated sliding steel gate originally when CCI constructed the entrance and Guard House in 1996, 1997.

#### **Proximity Gate Card**

In 1998 the Property Owners' Association decided to seek a more universal member identification card that would also serve as a gate card, replacing the magnetic card system. The POA on May 29, 1998 entered into an agreement with ESI of Memphis to produce and install a "Badging System/Photo ID System." The POA added several features to the Badging Photo ID system.

The wallet-size plastic badging/photo ID card is truly a universal system. In addition to the photograph of the member and the lot, block and subdivision, the card contains a chip that activates a sensor at each gate when the card is held in the proximity of the sensor. Hence the gate function of the Photo ID card is referred to as the "Proximity Card" or technically "Access Control System."

A bar code on the front of the Photo ID card provides a great deal of information when scanned, e.g. identification numbers, membership dues, and various fees, etc.

The "Proximity Card" (access control system, badging system) function of the Photo ID membership card was fraught with problems. Although the contract to develop and install the system was dated May 29, 1998, it functioned sporadically in 1999 and finally was fully operational with only minor and few failures in 2000. Therefore the magnetic card operation of the gates was maintained while the "Proximity Card" system was having the "bugs" worked out. The magnetic card and proximity card operated in parallel until 2000, when the magnetic cards were no longer in operation.

#### **SECONDARY GATES**

##### **Balearic Road/Danville County Road Gate**

When Balearic Road was constructed in 1975-76, it cut across Danville County Road, making easy access to the Village by employees and construction vehicles and unwanted persons. The construction of the Balearic Road bridge over Danville Road closed access from Danville Road to the Village. Several employees of the POA and CCI who lived outside the Village in the vicinity of Balearic Road, as well as contractors, were greatly inconvenienced by having to drive to the Front Gate to enter the Village.

CCI cut an access lane from Danville Road into the Village just north of the Balearic Road overpass. To provide greater security but to allow legitimate entry to the Village, a padlocked cable was placed on the lane leading into the Village from Danville Road.

The padlocked cable was replaced with a padlocked swinging "pole gate" that remains functional in 2000. Don Wooten believes that the "pole gate" was installed about 1982 or 1983. As with the other padlocked cables and poles installed on gates, the Balearic/Danville secondary gate was vandalized several times. According to Don Wooten, shooting the padlocks off the gate was the primary method used to remove the lock.

The Police Department issues keys to contractors, employees and others who make a deposit.

##### **DeSoto Blvd./Goose Pond County Road Gate**

The construction of DeSoto Blvd. eastward to Ponce de Leon Drive about 1985-1987, including the overpass at Goose Pond County Road, allowed CCI to construct a variety of "neighborhoods" along DeSoto Blvd. Freddie Dickson cut an access lane from DeSoto Blvd. to Goose Pond County Road immediately to the north of the DeSoto overpass to accommodate contractors and others. According to Laroy Cornett, Director of the Department of Public Safety, Freddie Dickson was a trucker who lived near this entrance, hauled lots of top soil and backfill into the Village via Goose Pond Road.

The paving of DeSoto Blvd. was extended to Ponce de Leon Drive in 1990 and from Ponce de Leon Dr. to Hwy. 5 East Gate in 1995.

A great amount of construction of houses, roads and golf courses, including the development of Diamante Country Club, occurred in the late 80's and early 90's. Hence the DeSoto/Goose Pond County Road Gate was heavily used by haulers and contractors.

This entrance was put in and a padlocked pole gate was installed by Freddy Dickson in 1990 and keys issued by him until 1994. Since 1994 the, Director of Public Safety has issued keys to this gate. In 2000, the POA installed a metal slide gate comparable to the others, but it was not activated by the "Proximity Card" that is issued to operate the Primary Gates.

The DeSoto/Goose Pone Road Gate is activated by a magnetic card similar to the cards used initially to operate the Primary Gates in the Village. The magnetic cards are issued for a fee to qualified persons by the Director of Public Safety.

##### **Cortez Road/Beaudry Circle Co. Road**

Installation of the primary gate, Cortez/Beaudry Circle Gate closed the county road to the Ault farm. When the Cortez Gate was a padlocked pole gate, the Aults had a key to the gate. In 1992 the POA installed the magnetic card operated steel gate that swung open. A padlocked pole gate was installed along side of the card gate to provide ingress and egress for the Ault family who were issued keys.

According to Laroy Cornett, Director of Public Safety, the pole gate is seldom used and may be permanently closed in the future.

##### **DeSoto Blvd./Danville County Road Gate**

DeSoto Boulevard was extended beyond Balboa Road and to Saldana Way in 1985-86. DeSoto intersected Danville Road just west of Balboa Road. The construction of the DeSoto overpass closed the opening to Danville, therefore, an access road from Danville Road was cut into the Village. A pole was installed by the POA and keys issued by the Department of Public Safety, to contractors and others, who qualified.

This gate was not heavily used and in 1996 it was permanently closed by the Property Owners' Association.

#### **Cloaca Lane/Hwy. 5 Gate**

Cloaca Lane (road) was assigned its name when 911 emergency service was installed December, 1991. It leads from Ponce de Leon Drive to the Cedar Creek Sewage Treatment Plant and to the old solid waste transfer station that the POA constructed.

Before the Balboa Dam was built CCI built a road from below where the Balboa Dam was to be built out to Hwy. 5. Although the route of the road has been somewhat changed within the Village, Cloaca Lane is basically the original road that was heavily used prior to and during the construction of Balboa Dam and other construction in the south end of the Village.

Cloaca Lane/Hwy. 5 gate is located south of Balboa Dam and the Cedar Creek Sewage Treatment Plant near the edge of Village and CCI property. This entrance was ungated for several years. Shortly after Balboa Dam was completed in 1988, a padlocked pole gate was installed. This gate is permanently closed to the public. It is used only by the POA for emergencies or special Public Works projects. The Department of Public Safety controls access to the keys.

#### **ANIMAL SHELTER**

Hot Springs Village was developed in the Ouachita Mountains Region of Arkansas. The heavily timbered rugged terrain was a veritable wildlife preserve. During the 1970's and 1980's a variety of wild, feral and domesticated animals roamed the Village. Hound dogs and cattle from neighboring farms invaded the Village frequently. Raccoons, skunks, o'possums, armadillos, deer, and both gray and fox squirrel, bowwhite quail and turkey were common. Black bears were seen occasionally. Currently the Village is overpopulated with deer.

#### **Dog Kennel**

In 1976, the police officers and Don Wooten, Police Chief, decided to construct a "dog kennel" northwest of the intersection of DeSoto Blvd. and Carmona Road near Mill Creek. According to Wooten four dog runs and three cat cages were constructed.

Several years later the police decided a storage building was needed. Don Wooten in a memorandum dated February 2, 1988 to Ralph Creighton, Administrator of the Architectural Control Committee, said "This is a request for a building permit for a 8 x 10 storage building." Wooten added ". . . used for animal supplies and will be located approximately 15 feet East of the present dog kennel's just off DeSoto Blvd. at Carmona." The ACC approved the request for a permit on February 8, 1988. A memo from the ACC Administrator, Ralph Creighton stated that storage building construction was approved "subject to the building being an earth-tone color."

#### **Animal Shelter**

The "dog kennel" was much too small soon after it was constructed. The Village Animal Welfare, the POA and CCI at the urging of Bob Vaughn, a resident volunteered to help raise funds and oversee the construction of a new "Animal Shelter".

On December 8, 1993, the ACC approved a "Commercial Permit Application" signed by Bob Vaughn, Contractor, Alvin Reed, Fire Chief, Don Wooten, Police Chief. The total building was 2,822 square feet of which 1958 was heated and 864 unheated. The 34 feet by 83 feet metal building on a concrete slab was constructed and occupied May 24, 1994.

The Animal Shelter is located at 195 Cloaca Lane near the Cedar Creek Sewage Treatment Plant on land provided by CCI. In a letter to Al Klein, General Manager, dated November 10, 1993, Ernie Deaton, CCI, stated:

"Please accept this letter of intent by CCI to donate to the HSV POA approximately one acre of land located between the north boundary of the Cedar Creek Sewage Treatment Plant and Cedar Creek for the purpose of constructing an Animal Shelter. I have been to the site flagged by your staff and find it to be acceptable to us.

This letter authorizes you to begin construction on the agreed upon site. We request that your surveyors present CCI with a final survey at the conclusion of construction and we will deed the property to you at that time."

The Animal Shelter is operated by two full time Animal Control officers, three part-time who are employees of the Village Police Department. In addition many members from the Animal Welfare and other volunteers assist with work in the Animal Shelter.

According to Liz Hammock, Animal Control officer, the Animal Shelter handles many wild as well as domestic animals. A 1992 used Dodge pick-up was used by the Animal Control officer from 1994 to 1998 when it was replaced by a 1998 Ford pick-up with an extended bed.

#### **Summary of Animals Handled**

The number of animals handles by the Animal Control officers from 1996-2000 was provided by Liz Hammock.

1996 - 484

1997 - 574

1998 - 773

1999 - 671\*

2000 - 619\*

\*wild animals not included in the count.

Members of the Animal Welfare League working with the staff of the Animal Shelter conduct an active adoption program. The local newspapers have for many years carried articles submitted on behalf of the Animal Shelter, describing the breeds, characteristics, and condition of animals available for adoption.

#### **PUBLIC SAFETY FINANCES**

As the resident population of the Village increases, the demands placed on services provided by the Department of Public Safety increases.

## **HISTORY OF HOT SPRINGS VILLAGE BEYOND 2002**

### **2001 SUMMARY**

#### **Police**

The Police Department began upgrading the emergency generators at the DeSoto Police Station and purchased an emergency generator for the Coronado Community Center.

#### **Fire**

The Cortez Fire Station was expanded in the summer of 2001. The expansion included an additional bay and sleeping/living quarters for Ambulance service personnel. POA Building Maintenance Division constructed the addition.

Chuck Crosby retired in 2001 as the Hot Springs Village Fire Marshall. Gary Wokaty was promoted to Hot Springs Village Fire Marshall in July of 2001.

#### **Gates**

The Balearic/Danville Gate was installed in 2001 to improve Village security. The new gate provides service to residents and others who wish to pay for the convenience. This gate also serves the Village during emergencies and for emergency vehicles. The area where the gate is located is on CCI reserve property. The POA received permission from CCI to install the gate as long as use was on a limited basis.

### **2002 SUMMARY**

#### **Police**

The Police Department began converting the patrol fleet to 4-wheel drive vehicles as outlined in the Strategic and Emergency Response Plan.

#### **Department of Public Safety**

The driveway at the Department of Public Safety building was renovated for a safer entrance and exit to the building. The Police Department is housed in the Department of Public Safety building.

#### **Fire**

The Department of Public Safety purchased a 2002 Ferarra fire engine for \$168,000. The engine included a 5000S Honda emergency generator, a 24-foot extension ladder, a 12-foot roof ladder and a 10-foot closet ladder. The new engine replaces a 1976 Bean pumper truck.

### **2003 SUMMARY**

#### **Police**

The Hot Springs Village POA entered into an agreement with Garland County relating to the purchase of new 9-1-1 emergency equipment and operations. Garland County Quorum Court agreed to purchase the equipment to be used by the Hot Springs Village Police Department and Hot Springs Village signed Mutual Aid Protection Agreements with city and volunteer fire departments/districts with Garland County.

A computer aided dispatch system, for \$52,812.50, was purchased for the Department of Public Safety.

#### **Fire**

Fountain Lake High School EAST (Environmental & Spatial Technology) Lab created an Emergency Response Program to assist emergency personnel in Hot Springs Village to obtain directions to locations on each POA golf course.

An exhaust evacuation system for the three fire stations was purchased for \$27,688 from Clean Air Concepts.

The Hot Springs Village Property Owners' Association Board of Directors adopted the Firewise Program for Hot Springs Village. The program is a fire prevention concept in which an entire community is encouraged to plan, construct and maintain residences in such a way as to reduce the danger from wildfire.

#### **Gates**

A new gate software system was purchased from ARCOM Systems for \$29,972 to replace gate access and badging system software.

Aluminum Arts replaced the Glazier Peau Gates for a cost of \$18,000.

The front gate area had a sprinkler system and road bores installed to provide irrigation for the median landscaping. Tony's landscaping performed the work for \$18,900.

### **2004 SUMMARY**

The Board of Directors authorized the Director of Public Safety to purchase AED's (Automatic External Defibrillators) for each police and fire vehicle.

#### **Fire**

Laroy Cornett, Director of the Department of Public Safety presented plans to the BOD for the Cortez Fire Station and surrounding area. A training area and extended parking were added to the Cortez Fire Station. The project was funded with Act 833 funds.

## **CH. 7 GOLF**

Cooper Communities, Inc. has initiated the development of golf courses in Hot springs Village and has made major financial commitments by providing the land, having Ault, Clark and Associates, Ltd. design the courses, clear the fairways, construct ponds/lakes on the courses.

Golf course construction by Cooper Communities has continued from 1970 to 2000. The eighth golf course (Granada) was designed and fairways cleared in 2000. The course is planned to open in 2004. CCI plans to construct a nine-hole course beginning in 2001.

### **THE GOLF COURSES**

The DeSoto Golf Course in the west end of the Village was constructed in 1970-71. The front nine opened for play in 1971, the back nine in 1972.

The grand opening took place September 1, 1972 with Glen Campbell "TV, recording, and motion picture star" officiating. On September 18, golf professional Lee Trevino gave a golf exhibition. A new golf course has opened about every 5 years from 1972 to 2000.

There is a private golf course (Diamante) which opened for play in 1996 in Hot Springs Village; it is not a function of the Property Owners' Association. It is owned and operated by Club Corporation of America. Diamante Country Club members are property owners, hence members of the Property Owners' Association.

Hot Springs Village Golf Courses\*

### **ADMINISTRATION AND MANAGEMENT**

The first record of golf employees is in the August 22, 1974 minutes of the Recreation Committee meeting of the Association. Pete Fleming was listed as the Golf Professional and Lyle Huffer, Golf course Maintenance Superintendent. Some records suggest that Pete Fleming served as Golf Professional from 1971-1977, and that Lyle Huffer was employed in 1972. Roger Kluska became the Golf Professional stationed at the DeSoto golf shop in 1977, a position he held until 1993. (See Golf Associations section)

Rick Ross, Golf Professional was appointed Director of Golf Operations in 1990, a position he held until 1998.

Frank Wells was Director of Golf from 1980 to 1990 when he became Director of Golf Maintenance. He held this position until 1998 when he resigned.

In 1998, John Paul was appointed Director of Golf and during 1999 and 2000 the Department of Golf was reorganized as shown in the Organization Chart, 2000.

Golf is an important component of the Property Owners' Association both socially and financially. Golf is "big business", given there are seven golf courses, each with a Manager, who is a property owner working part-time.

The golf courses are supervised by Sectional Managers. Rick Ross oversees the operations of Isabella, Balboa, Ponce de Leon and Coronado Courses and Tom Heffer, Golf Professional, oversees the operations of Magellan, Balboa, and Cortez courses.

The maintenance of each course is under the supervision of a Superintendent.

From 1972 through 1993, when the "Head" Golf Professional, Roger Kluska resigned, several assistant golf professionals were employed. In general during this period the Assistant "pros" served as golf shop managers, providing golf instruction as needed.

### **GOLF OPERATION FINANCES**

When the Declaration, Covenants and Restrictions were adopted April 20, 1970, the monthly assessment of \$12 was intended to provide golf without green fees for property owners. Within a few years, it was obvious to the Board of Directors that costs were far exceeding income.

#### **Green and Cart Fees**

In 1975 the Board of Directors in the May 28 meeting adopted the following fee schedule: "\$15.00 per year registration fee for private owned carts and \$1.00 per day, per member, green fee charge to be effective June 3, 1975". A guest and visitor green fee of \$5.00 per day and a cart fee of \$8.00 were charged beginning in 1973. In 1975 the daily green fees for guests and visitors were increased to \$7.50 on weekdays and \$10.00 on weekends, and the cart fees from \$8.00 to \$10.00."

The green fees and cart fees for property owners, guests and visitors remained unchanged until 1989.

The history of green fees and cart fee changes are shown in the table.

#### **Revenue**

As the Village resident population increased and the number of holes of golf available for play increased, the number of rounds played, the income, and expenses also increased.

Beginning in 1990 more extensive data on golf were included in the financial records. In addition to income, expenses and rounds played that had been used from 1971 thru 1989, the following cost items were also included: construction crew, administration maintenance, administration operation. There has been an effort by the golf administration and the POA administration to reduce the net cost of the golf program. The total net operational cost of the golf program in Hot Springs Village was \$132,046 in 1990. In 1999 the total net operational cost was \$12,614 and it is anticipated that the net operational cost in 2000 will be minimal.

### **GOLF COURSE CONSTRUCTION FINANCES**

The construction of the seven golf courses has been a cooperative venture of Cooper Communities and the Property Owners' Association. CCI announced its intention to pay the total cost of the construction of one golf course, DeSoto, however, CCI constructed DeSoto, Cortez, Coronado and Balboa golf courses paying most of the cost. The construction of Cortez and Coronado golf courses by CCI included only tees, fairways, greens and rudiments of golf cart paths. The POA constructed the cart paths, cart storage areas, halfway houses and clubhouses. The Property Owners' Association contracted to construct Ponce de Leon, Magellan, and Isabella golf courses and financed the majority of the cost of construction. The specifics of financing the construction of these courses follows.

#### **Ponce de Leon**

"In January 1989, the Ponce de Leon Golf Course Construction Committee was established. The members were Keith Engquist, Chairman, Frank Wells, Director of Golf, Roger Kluska, Golf Professional, and Irving Andrews, a member of the POA Golf

Committee. The Board of Directors believed a Construction oversight group would assure quality construction. The POA had spent \$1,426,000 for repairs and completion of the four golf courses CCI had constructed. (Minutes, January 24, 1990).

“Ponce de Leon golf course is the first course that the POA contracted to construct. The Agreement dated May 8, 1989 between Cooper Communities, Inc. and Hot Springs Village Property Owners’ Association is for the “construction of golf course, pro shop, cart storage building and maintenance building for the Ponce de Leon Golf Course for the sum of \$2,649,731.”

In the Agreement CCI “expressly guaranteed the following:

“Clearing specifications for Ponce de Leon Golf course, Hot Springs Village, February 1986.

Specifications for Ponce de Leon Golf Course, Hot Springs Village, February 1989.

Plans titled as the Clearing Plans, Ponce de Leon Golf Course, Hot Springs Village, Holes 1-9.

Plans titled as the Construction Plans, Ponce de Leon Golf Course, Hot Springs Village.

Green Construction Plans for Ponce de Leon Golf course, Hot Springs Village.”

The Agreement further states that the owner hereby agrees to commence work under this contract within ten (10) days of execution of this contract and to substantially complete the project by December 1, 1990.”

The Agreement was signed by John A. Cooper, President Cooper Communities, Inc. Ted F. Andrews, Chairman, Board of Directors, Hot Springs Village Property Owners’ Association.

Ponce de Leon golf course was complete by the POA at a final cost of \$3,359,539 and opened in 1991.

### **Magellan**

Cooper Communities decided to discontinue Performance Golf School and proposed that the Property Owners’ Association incorporate the three golf holes and associated components into an 18 hole golf course.

On November 17, 1994 at an Executive Session of the Board of Directors, Roger McMennamy, CEO of Cooper Communities, Inc. and Randy Brucker, President of CCI at Hot Springs Village presented a “Performance Golf School Proposal.” The Proposal dated April 26, 1994 stated in part: “POA would take the land and facilities by December 31, 1994. Utilize this facility for practice and teaching now. Build the remaining 15 holes within two years and four months. CCI would provide land at no cost and the facilities, building, et. At no cost to the POA. CCI would do the architectural and survey for the proposed golf course. CCI would extend a line of credit of \$1 ½ million to the POA on which they could draw on immediately. CCI will provide us the maintenance cost on this facility and greens of the existing three holes.

It was the unanimous vote of the Board to accept this agreement on principle and will review the draft and advise them of any changes.”

Keith Brown, President Board of Directors, Hot Springs Village Property Owners’ Association and Roger N. McMennamy, President and CEO, Cooper Communities, Inc. signed the Agreement received April 27, 1994. Now the Board of Directors had to further address the cost of building the 15 additional golf holes.

The cost to convert Performance into an 18 hole golf course was calculated to be \$1,179,000. The Finance Committee recommended a \$2.00 surcharge per round of golf on all courses with the reduction of the surcharge to \$1.00 for twilight golf. At an earlier date a Future Amenities survey indicated that 60% of the property owners prefer surcharges and borrowing to construct new golf courses. The surcharge in 1995 yielded \$520,763 and in 1996, \$538,128 for a total of \$1,058,591. The interest free \$1.5 million loan was repaid by January 29, 2000. (Data Dept. of Finance)

“An ad hoc Golf Course Construction Committee was established in January, 1995. The 9 members of the committee were: Ed Hearn, Rick Ross, Dir. of Golf Operations, Frank Wells, Dir. of Golf Maintenance, Don Jensen, Golf Course Superintendent, Chairman Golf Committee, and three at large members: Ted Freitag, Keith Engquist and Bill Murphy”. (Minutes, Board of Directors January 25, 1995).

At the February 22, 1995, Board of Directors meeting the following motion was unanimously approved.

“The revised cost to construct the Magellan Golf Course at no more than \$2,700,000 which does not include any allocated cost for labor or equipment.

All contracts and sub-contracts will be handled through the Purchasing System with proper specifications, proposals and bids.”

The Board of Directors moved “to approve the Sajo construction contract in amount of \$1,543,516 for construction of Magellan golf course.” A considerable amount of work to be accomplished by the Golf Construction Crew of the POA.

Magellan Golf Course was completed and opened for play in 1996.

### **Isabella**

Cooper Communities, Inc., as in all previous cases, initiated the plans to have the 7<sup>th</sup> golf course (Isabella) constructed. An Agreement presented to the Property Owners’ Association by Roger H. McMennamy, President and CEO, Cooper Communities, Inc. and signed March 27, 1996 by Jim Plunkett, President of Property Owners’ Association and Dave Johnston, General Manager, outlines mutual responsibilities.

“The Agreement states that if the POA decides to build an additional golf course “CCI agrees it will donate the land for the construction of a seventh golf course at a site mutually agreeable by the parties, together with a survey of the golf course and the golf course architectural services by a golf course architect selected by CCI, but with the golf course quality being consistent with those provided on previous POA golf courses.”

“The Agreement goes on to state “CCI hereby grants unto the POA the right to the construction of a seventh golf course, said right to be exercisable by POA at any time between the date hereof and July 1, 1997. In the event POA exercises such right, POA shall commence construction of the golf course within one (1) year of the date of the exercise and will complete such construction within two (2) years from the date construction is begun.”

“The financial support by CCI is outlined in the Agreement which says that “In the event POA exercises its right or first right of refusal to construct the seventh golf course, CCI will provide a line of credit to the POA to be used exclusively for the costs related to the proposed golf course as follows:

Maximum availability - \$1.3 million. POA may draw a maximum of \$650,000 against the line of credit during each of the first two twelve (12) month periods following the date the construction is begun.

Terms – due in total at the end of the forty eighth (48<sup>th</sup>) month after construction is begun.

Rate of interest – this loan will be interest free; however, any balance remaining at the end of the term shall accrue interest at the federal discount rate, plus five percent (5%), until all principal and interest have been paid in full.

Draws – subject to CCI’s verification of expenses and progress by CCI and the architect.

Subject to POA building seventh golf course according to mutually acceptable specifications and location.”

The Agreement provided for an unusual source of water for the 7<sup>th</sup> golf course (Isabella). CCI agrees to “allow POA to tie into CCI’s water line in the Diamante area with a line to transport water to a pond on the proposed POA golf course, with the pond to be built at the location and pursuant to the specifications designated by CCI.”

CCI would continue the responsibility of maintaining the pump and line from the pump to the Diamante tee location and POA would maintain the line from the Diamante tee to the proposed POA pond and golf course.”

In addition “CCI agreed to pay the electric expenses of the pump operation based on the quantity of POA water pumps.”

As in previous construction of golf courses, when construction is completed . . . “CCI will convey the golf course property (approximately 140 acres) referred to in paragraph 2 by Warranty Deed to the POA upon completion of the golf course to the satisfaction of the architect, CCI and POA.”

On July 30, 1996 an Agreement proposed by Cooper Communities, Inc. and signed by Roger N. McMennamy, President and CEO and by Ed Hearn President of the Property Owners’ Association and attested by Dave Johnston, Secretary, modified the financial agreement and construction support by CCI.

“The Agreement stated in part “CCI agrees, at its total expense, to clear cut all fairways for the seventh golf course, such clear cutting to include the clearing of all trees, brush, and other vegetation and the removal and hauling from the golf course site all debris and stumps from such clear cutting operation, with the understanding that such will not include grading or shaping of fairways.”

“CCI will contribute the sum of Two Hundred Thousand and no/100 dollars (\$200,000) cash toward the construction of the seventh golf course, such contribution to be made contemporaneously with the first draw by the POA from the CCI line of credit referred to hereinbelow.”

In addition to the above services and contributions provided by CCI, “CCI will provide a line of credit to the POA to be used exclusively for the costs and expenses related to the proposed golf course, to-wit:

Maximum available amount - \$2.5 million dollars.

Repayment – repayment by POA shall be in four equal annual installments in the amount of Six Hundred Twenty Five Thousand and no/100 Dollars (\$625,000)”.

The \$2.5 million loan from CCI will be repaid in 2002 to 2005. Construction of Isabella, the 7<sup>th</sup> golf course was completed in 1999 and the Course opened for play in 2000. The total estimated cost of \$5.6 million covered construction of the course and all buildings. Sajo Company constructed the golf course under a contract of \$2,374,358. As was the case when Ponce de Leon and Magellan golf courses were built, the POA golf construction crew did a lot of construction work.

Beginning in 1998 a surcharge on each round of golf was re-instituted following a year (1997) without a golf surcharge. The surcharge in 1998 was \$2.00 per round until twilight golf time then it was \$1.00, producing a total of \$579,037. In 1999 and 2000 the surcharge was \$3.00 and \$1.50 per round, producing \$637,659 in 1999 and \$912,006 in 2000. It is the plan of the Board of Directors that the surcharge income will pay most of the cost of the construction of Isabella golf course.

Granada

The 8<sup>th</sup> golf course (Granada) is under construction. In a Letter of Understanding signed by Alice English, President POA Board of Directors and John Cooper, Jr. dated July 17, 1998, CCI’s “Commitment to contribute sufficient land and a total of \$3.5 million toward the construction of an eighth golf course. . .”. The Letter goes on to say that “this CCI contribution includes the cost of architectural, engineering, survey, and clearing work, such work not to exceed \$660,000.”

On November 13, 1998 a letter signed by Ernie Deaton on behalf of John Cooper, Jr. it states that: “In accordance with our original agreement, except for the cost for the architect, CLD engineering and overhead, course center line surveying, land clearing and the original \$50,000 budgeted under “Lakes and Ponds”, all remaining items will be built by the POA as general contractor for CLD. As we recently discussed, the \$50,000 originally budgeted for “Lakes and Ponds” will be spent by CLD to build a pond near hole #11 green and to expand the upper reaches of the proposed Lake Granada near hole #8 green”.

The fairways for Granada Golf Course have been cleared, a lake, and ponds have been constructed in 1999 and 2000. The Property Owners’ Association has not begun construction of Granada, but anticipates starting in 2002.

The total cost is estimated to be \$5.4 million with CCI providing \$3.5 million. It is assumed that a surcharge on golf rounds will provide the revenue for the balance of the \$5.4 million.

#### **DESOTO GREENS REBUILDING**

It has been the practice of golf course maintenance in the Village to have USGA experts visit and assess the conditions of the greens, fairways and tees. In 1978 the USGA recommended rebuilding DeSoto Golf Course greens.

Frank Wells, Director of Golf Maintenance, recommended to the Board of Directors that #1, #2, #3, #11 greens and putting green should be rebuilt. The golf construction crew would do the reconstruction under the guidance of a representative of the American Golf Corporation, at a cost of about \$20,000 per green.

The General Manager, Al Klein, and Frank Wells suggested that a surcharge of about \$1.25 per round would pay for the rebuilding in about 12 months.

At the June 25, 1986 Board meeting, a "motion was made by Walter Tobias to rebuild five greens on DeSoto Golf Course with adequate professional supervision, to be paid for out of an increase in the golf fees of 1.25 for 18 holes, be applied to all fees on all courses (pro rate for twilight fee at \$1.00), effective Monday, July 14, 1986, that we will use this additional fee to rebuild Greens #1, #2, #3, #11 and practice green, at DeSoto Golf Course."

The total cost of rebuilding the five greens was \$73,580. As of November, \$72,424 had accrued from surcharges. The Board voted to discontinue the surcharge as of November 21, 1986. (Minutes Board of Directors November 19, 1986).

#### **OPERATIONS: GOLF PLAY**

The Golf program functioned as a component of the Recreation Committee from 1970 to 1981. In 1979 not many months after Cortez golf course opened, a Greens Committee was established by the Recreation Committee. The Greens Committee functioned until March, 1981 when the General Manager recommended that the golf program should be separated from Recreation Department and a Golf Committee established to advise the Board of Directors and the Golf Professional on golf matters.

For several years the Greens/Golf Committee operated much like the Greens Committee of a private golf club. The Golf Committee made policy and operations decisions and reported them to the Board of Directors. (See Section on Golf Associations)

In 1986, during the presidency of Norm Gourley, the Golf Committee was placed into the position of Advisory to the Board of Directors. The period of transition from one of authority to advisory was difficult for the Golf Committee, but the change was helpful to the Director of Golf. The Golf Committee remained advisory to the Board of Directors until 2000, when the committee became advisory to the Golf staff primarily and secondarily to the Board of Directors.

#### **MEDICAL FLAG PROGRAM**

The medical flag program was recommended by the Golf Committee and approved by the Board of Directors in 1981. The recommendation by the Golf Committee stated: "that the physically handicapped players be issued green flags for placing on their golf carts when driving on the fairways of DeSoto and Cortez Golf Courses except when Greens Superintendent's restrict the use of the carts on fairways to everyone. The green flags must be on a staff that extends the flag above top of golf cart."

There was no charge for the Green flag until 1986 when the Golf Committee asked the Board of Directors to "approve a \$3.00 charge to cover the cost of the flag and handling for "colored flag" participants as recommended by the Director of Golf. Motion to approve the fee was made by Anne Arneson, seconded by Dan Mabee and unanimously approved."

In 1988 the Green Flag Program was changed to the Medical Flag Program as a result of a recommendation by the Golf Committee to the Board of Directors. The recommendations of the Golf Committee in part stated: "The medical flag may be issued to a property owner who provides a written affidavit from a medical doctor, stating medical reasons why the property owner should not walk from cart paths to his golf ball.

The medical flag will be issued on an annual basis ending December 31 each year.

The medical flag shall have imprinted on it the asclepius symbol of medicine and the year flag is issued.

The property owner will pay a fee each time he is issued a medical flag.

When more than one property owner of the same residence is requesting a medical flag, different colored flags will be issued.

A list of medical flag holders will be maintained at all pro shops.

Medical flag holders would only be allowed to drive to their ball on an assigned 9 holes (e.g. front nine back nine) for each registered round, all courses.

Continue and substantiate present policy of allowing medical flag holders to drive to their ball, two days each week and make those days simultaneous at all courses."

"The Medical Flag Program became effective in 1989 but with fewer restrictions recommended by the Golf Committee. The Director of Golf and course superintendent were given the responsibility to decide when and where Medical Flags allowed carts on fairways. The charge of \$5 per year for a Medical Flag was established by the Board of Directors in October 1988 to be effective January 1989."

The Medical Flag Program remained fundamentally the same until 1999 when the medical doctors statement was eliminated and the use of the medical flag on the golf course was liberalized.

#### **RANGER/MARSHAL PROGRAM**

Marshals or Rangers on the golf course at Desoto were talked about by players and the golf professional Roger Kluska in the mid-1970's. According to the minutes of the Recreation Coordinating Committee, Nov. 2, 1977.

"Kluska proposed a volunteer marshalling system for next year. Payne moved that a trial period of one month be used next spring, with Kluska training all volunteers. This should speed play, help in upkeep of traps and regulating carts and dress."

Apparently Rangers/Marshals were used in the early spring of 1978, but with little influence on the speed of play. Roger Kluska reported to the Recreation Committee, June 14, 1978, "that from time sheets made on days when Rangers were on the course as well as on days when there were no Rangers, it appeared that the presence of Rangers made no significant effect on the speed of play. He suggested that the use of Rangers on three days of each week would make people more aware that we need faster play, and would create a more positive attitude for improvement."

Rangers/Marshal operations in various forms and modes of operation were sporadically used on DeSoto and Cortez golf courses for several years. In 1982 and 1983 the Golf Committee, staff, and players became increasingly concerned with "slow play". Even though the records are sketchy, the Ranger was provided a meal and free golf.

The Ranger Program was first used at DeSoto with mixed results. Neither the Rangers nor the golfers were pleased with the results.

In 1986 the Golf Committee stopped the Rangers program for a period of time unspecified. In October the Ranger program was reestablished. The Ranger program floundered in 1987 and 1988. At the February 22, 1989 meeting of the Board of Directors Roger Kluska, Golf Professional at DeSoto proposed "the 1989 Marshal Program."

For the first time the staff and the Board of Directors gave direction to the Marshals program. Following Roger Kluska's presentation, the Board of Directors acted.

"Motion was made by Keith Engquist that we have a Marshal Program for 1989 at the direction of the Director of Golf Operations. This was seconded by Jack Reed and unanimously approved."

The Marshal program continued through 1993 with the number of Marshals increasing to service Coronado and Balboa golf courses. Each of the golf courses had a Marshal supervisor who reported to the Director of Golf Operations.

In 1993 the Marshal Program was reviewed and the 1994 Marshal Program was reorganized placing "the responsibility of the program with the Director of Golf and the Pro Shop Manager." There were to be "126 Marshals, five supervisors and no forecaddies." (Board minutes Dec. 15, 1993).

In 1995 the Marshal program was modified again to eliminate "Marshal Supervisors and assign responsibility for operation of the Marshal program at each course to the Golf Professional/Pro Shop Manager."

The duties of the Marshals had been outlined in written instructions, then Marshals trained in an orientation program and the specifics of employment stipulated. On November 16, 1994 the specifics were stated:

"Course coverage: 7:00 AM to 7:00 PM beginning March 1, 1995 and ending November 30, 1995. Staffing: 28 Marshals per course except Coronado (14). Total of 126 Marshals. Assignments: Each Marshal to work one six (6) hour shift every other week. Compensation: Annual green fee (\$465.00 value). Maximum cost: \$58,590."

The Marshal program with minor changes continues to function in 2000 as described in 1994.

## **TEE TIMES PROGRAM**

### **Chance Drawings**

From 1972 to 1979 when the second golf course (Cortez) opened, securing a tee time was relatively easy. A phone call or a personal visit to the course would probably secure a tee time within the hour. Finding a satisfactory procedure to secure tee times in advance was by trial and error. Pressure for tee times mounted due to population increase. One of the procedures was for golfers to convene at DeSoto and Cortez golf shops, put their individual names or the foursomes names on a small piece of paper and drop it into a "bowl" or "hat". At 5 PM a drawing would determine the tee time on a first-drawn, first-to-select-a-tee-time basis. Various permutations of this procedure for selecting a tee time were followed for a few years.

### **Computer Allotted**

In 1985, an employee of the Property Owners' Association designed a computer program for random selection of tee times. Persons wanting a tee time placed their name on a "sign-up" sheet. Names and tee times were selected at random and a tee time assigned. The August 12, 1986 minutes of the Golf Committee state: "that the mechanics are in place and the programs are written to implement the computerized tee time allotment system. A trial run is scheduled within two weeks and an on line cut date anticipated in the late fall."

The October 8, 1986 minutes of the Golf Committee state that: "the computerized program of assigning tee times will become effective 11-1-86. The mechanics of this program will be communicated to all golfers through various communication vehicles: LaVilla News, Quarterly Report, verbally by Pro Shop personnel and printed handouts."

In an attempt to improve the Computer Tee Time Program, to eliminate errors and to reduce the misuse by property owners, Roger Kluska, the golf professional recommended to the Golf Committee a "New Computer Plan". (October 4, 1991 Golf Committee Minutes). He recommended assignment of new identification numbers to be issued to property owners upon accurate identification.

The December 1, 1992 minutes of the Golf Committee stated that: "New computer numbers for sale as of 12-1-92. Picture I.D. and 1993 POA card will be required. This will eliminate use of old computer numbers which included people who had moved, deceased or sold their property in recent years.

Use of computer for tee times will begin 1-2-93 and Kluska reports the instruction system is going well."

The cost for the computer number to use the system was \$5.00.

"In 1993 the Board of Directors entered into a contract with Bob Lamczyk to provide a Computer Tee Time system. The Lamczyk system as proposed requires no paper other than a print out eight days ahead for each pro shop. To provide the computers and related equipment and provide the services necessary Lamczyk proposed a \$5.00 fee for each golfer using the system."

An attachment to the August 26, 1992 minutes of the Board of Directors, "Tee Time Request Specifications," provides detailed explanation of services provided. The system "will allow input and queuing of requests up to two weeks in advance for tee times with a selection of dates, times and courses; processing and assignment of requests one week in advance; display of assigned tee times on screen and printout of assignments by five courses; ability to handle twosomes, threesomes, foursomes and scramble groups; tournament requests and display of assignments."

In addition the system maintains "records for each tee request numbers to show number, name, number of no shows, number of cancellations, number of requests, number of tee times assigned and handicaps."

Additional courses may be added to the system.

A printer at each course, at the end of the day, printed out tee time assignments for the next day.

The Lamczyk system was used in 1993 and 1994. The Property Owners' Association purchased Lamczyk's computer tee time system and he oriented POA personnel in the use of the system, which included considerably expanded functions.

#### **Centralized Tee Times**

The Computer Tee Time system in 1998 was centralized and manned to serve residents and non-residents by telephone. An individual could enter his tee time number and request a tee time at any one of the golf courses giving priority to course, time, and date, while viewing the data entered on the computer screen. An entry may be made seven days in advance.

The Advance Tee-Time Reservation system allowed non-resident property owners to reserve tee times up to three months in advance. A non-resident may reserve one tee time per day per living unit owned for 14 days each calendar year.

Tee-times are scheduled at 8 minute intervals starting at 7:24 AM or thereabouts. For the benefit of non-residents, beginning at 8:00 AM two tee times per hour are reserved (not available to residents who have a tee time number.)

#### **Winter Shotgun Starts**

In 1999 the Golf Department instituted a "shotgun start" tee time program for the Ponce de Leon and Balboa golf courses during January and February. Tee times beginning after 11:00 AM were requested through the computer tee time system and the hole on one of the courses was selected and assigned to the group.

In 2000 three courses, Ponce de Leon, Magellan and Isabella courses had "shotgun start" tee times.

#### **JUNIOR GOLF PROGRAM**

The Golf Committee historically has recommended to the Board of Directors and to golf staff ways and means to improve the golf programs in the Village. The Recreation Committee minutes, June 14, 1978 state that Roger Kluska, Golf Professional "reported that 15 were enrolled in the first Junior Golf Program." Junior Golf in the Village waxed and waned until 1997 when the Golf Committee with the assistance of the Director of Golf and the Board of Directors made a concerted effort to plan and implement a Junior Golf Program.

One of the more recent recommendations was a request to the Board of Directors to "support Junior Golf". The October 23, 1997 minutes of the Golf Committee stated: "Starting in the spring of 1998, HSV should have a junior golf program in place for our young people of the village. We don't mean four days of group instruction but a program that will last for the summer, this would not only be for the youth of the Village but for our visiting children and grandchildren."

Junior Golf in Hot Springs Village was the title of a memorandum dated November 13, 1997. The memorandum described the program as follows: "Purpose: There are approximately 375 young people in the village, and being a golfing community we feel it is time to start a junior golf program. With a list of volunteers and under the supervision of the Director of Golf, the plan is to have a program in place for the summer of 1998.

Concept: To offer a program of instructions, practice, and play activities to give juniors the necessary knowledge and experience to become golfers. The primary goal of our junior golf program is to make it fun and enjoyable and to develop lifelong golfers, that will continue to play long after the program is over.

Program Objectives: To teach golf skills, rules, etiquette, safety, course management, and encourage practice and play, to help juniors play to the best of their ability.

Program Activities: It is recommended that two afternoons per week during June, July, and August (3:00 pm to 5:00 pm) be devoted to a junior golf program. The activities will be clinics and play. Play will not start until about the 4<sup>th</sup> or 5<sup>th</sup> session. A fee will be collected to help cover expenses."

The Board of Directors considered the Junior Golf proposal at the January 1998 work session and approved it in the January 28 Board meeting. A motion made by Bruce Weetman stated: "that the Board accept the concept of the Junior Golf Program and commit the use of facilities to ensure a successful program. Bob Smith SECONDED the motion. Discussion followed. The vote on the motion was unanimously APPROVED."

The Junior Golf Program has been conducted each summer since 1998.

Bill Veal reported to the Golf Committee the results of the Junior Golf Program in the summer of 1999. The report stated: "that there were 169 kids in the program in 1999. They averaged 70 kids per day and there were 67 that participated in the end of the year tournament. The picnic at Balboa Pavilion was attended by 200 people. Bill made a motion to recommend to the POA Board that the Junior Golf Program for 2000 be approved as developed by the Junior Golf Association and under the direction of the Director of Golf. The motion was seconded by George Meyer and voted to approve by the Golf Committee." (Golf Committee minutes August 19, 1999).

The number of youth participating in the Junior Golf Program has increased each year. In 2000, more than 200 participated (Golf Committee minutes July 20, 2000).

The Junior Golf Program could not function without the volunteers who give literally hundreds of man-hours each summer. Members of the Golf Committee, the Women's Golf Associations, the Men's Golf Associations and others, including Golf Professionals, devote a great deal of time and effort to the program. The Golf Committee continues to take the leadership role in planning, organizing and overseeing the operation of the Junior Golf Program.

Contributions of money and equipment have been made by many.

The Golf Committee minutes, July 20, 2000 stated that individuals have donated more than "35 complete sets of golf clubs "literally hundreds of golf balls have been given to organizers of the program. Several businesses and individuals have made substantial cash donations to support the Junior Golf Program.

After the summer Junior Golf experiences were completed, the Golf Committee planned an "Awards Banquet" at the Balboa pavilion, all of the youth who participated in the summer program were invited and shown appreciation for their participation, and the best golfers in various age groups were recognized for their performance.

### **Junior Golf Association**

On September 16, 1999, the Junior Golf Program became the Junior Golf Association of Hot Springs Village. Bill Veal was the "Incorporator of the Corporation" which was executed September 16, 1999.

The Articles of Incorporation state that "the number of the directors of the Corporation shall be twelve (12) --- the initial Board of Directors shall consist of the persons named below." The Directors were: Bill Veal, Al Wygant, David Wilson, Tom DeNemie, Carolyn Rawlinson, Sharon Medica, Joann Wise, Dale Hamby, Jim Green, Carol Dixon, Ginger Weaver, and Bill Hornsby, all residents of the Village. The Bylaws specify six (6) officers: Bill Veal, President and Treasurer; Al Wygant, Vice President=Rules, David Wilson, vice President-Clubs, Tom DeNemie, Vice President-Instructors, Sharon Medica, Vice President-Publicity, Carolyn Rawlinson, Secretary.

### **VOLUNTEER MAINTENANCE**

Since 1971 volunteers have assisted staff with certain maintenance tasks. Members of the Recreation Committee, who were especially interested in golf, helped the person responsible for maintenance of the DeSoto Golf Course with the removal of rocks and debris from the fairways during 1971 and 1972. Volunteers may have assisted with rock removal from 73 to 75; the records were non committal but suggest that the work was done.

The Cortez Golf Course, which opened in 1979, had lots of small rocks in several fairways. Volunteers from the Men's and Women's Golf Associations conducted "rock picking" outings periodically. The rocks collected were piled on or by the cart path where the maintenance crew collected them.

For many years foreign grass invaded some of the greens on Cortez. Periodically members of the Men's and Women's Golf Association and the Golf Committee would work with the Director of Golf to plan and execute "crab grass" removal from the bent grass greens. The buckets full of "crab grass" clumps would be discarded at the outer boundary of the rough.

"Rock Picking" by volunteers organized by the Golf Committee and Golf Leagues worked in concert with the Director of Golf to clear fairways of rocks and other debris. "Rock Picking Parties" were arranged and used at the behest of the Director of Golf on most of the golf courses.

The most recent "Rock Picking" request was made by Frank Wells, Director of Golf in 1996. The Golf Committee minutes, March 5, 1996 stated:

"At the request of Wells for a rock picking project at Magellan in April, Huntsinger made the following assignments; Baker, Coordinator, Beja MGA-18 liaison, Newton WGA-18 liaison, Chojnowski MGA-9 liaison, Edwards WGA-9 liaison and Felker as the liaison to the Duffers. It was suggested that non golfers also be given the opportunity to volunteer. Wells was asked to provide an outline for the activity designating dates, holes and the approximate number of volunteers needed."

The minutes of the April 2, 1996, Golf Committee minutes described the "Magellan Rock Party - Don Baker reported that league members, civic groups and individuals have signed up for the April 11-16 rock party. Plans for hole assignments and parking are being made."

On July 25 and 26 a second rock removal effort called the "Magellan Rock Festival", was conducted. Holes No. 4 and 6 on the front 9 and every hole on the back nine were assigned "Rock Pickers" who worked from 7:30 - 10:30 AM. Coffee and donuts were served at 7:00 AM.

The improvement of rock removal equipment, construction procedures, and perhaps less rocky fairways have reduced the need for "Rock Picking Parties". None have occurred on Ponce de Leon or Isabella golf courses.

Volunteers, golfers and non-golfers have assisted with golf course maintenance wherever needed.

### **GOLF ASSOCIATIONS**

#### **Introduction**

In an attempt to establish the historical background of these associations, POA and golf association records were reviewed from 1972 to present. In addition, current association officers were requested to submit historical information relating to their respective organizations.

This review disclosed the following information which provides the background in which the associations were initially formed and operated. (See Golf Administration and Finances Section)

Originally Pete Fleming was the Golf Pro and was responsible for all golf operations from 1971-1977.

On June 6, 1973, the Recreation Committee was formed and was responsible for the over-view of golf maintenance, tennis, swimming, fishing and boating.

Under the guidance of Terry Edwards, Director of Parks & Recreation, committee members appointed were Jean McCollough, Edward Pape, Allen Penniman, Mr. E. F. Vahrenkamp and Kathy Presley. E. F. Vahrenkamp was elected chairman and Kathy Presley was elected Secretary.

On January 2, 1979, the Greens Committee was appointed. Golf Maintenance was reassigned from the Recreation Committee to the Greens Committee and Pro Shop Operations remained under the Recreation Committee. (Board Minutes)

On November 9, 1981, the Golf Committee was formed to serve in an advisory capacity to staff regarding golf course maintenance, pro shop operations, rules, registration and tournament matters. (Minutes, Nov. 9, 1981)

Attending the first Golf Committee meeting on November 9, 1981 were Herman Pfeifer, Bob Anderson, Kay Phelps, Louise Thurman, Lou Scrocco, Win Glover, John Meinhardt and staff members Al Klein, General Manager; Roger Kluska, DeSoto Pro Shop Manager; Elmer Hill, Golf Maintenance Supervisor; and Frank Wells, Cortez Golf Maintenance Foreman.

At this meeting, golf user fees were discussed by the Golf Committee. It was proposed \$100.00 for one year's unlimited play or \$1.00 per day at the existing Desoto and Cortez golf courses be recommended for implementation. Prior to this proposal, golf was free with the exception of \$0.25 daily fees that were collected for short periods to cover special golf project expenditures. Pre-assigned tee times did not exist and lining up at the first tee was on a first come basis. This process was replaced by a drawing from a fish bowl at 4:00 P.M. in the two pro shops on the day preceding the desired day of play (See Section on Tee Times Program) The installation of automatic sprinklers on the back nine holes at DeSoto would begin November 17. The committee recommended that physically handicapped players be issued green flags for display on their golf carts when driving on DeSoto and Cortez fairways except when restricted by the Maintenance Superintendent. The green flag program, later known as the medical flag program, was installed for the 1982 golfing season. (See Section Medical Flag Program)

Green fees and golf cart fees from 1989-2000 were provided by the Golf Department and are shown in the Section on Golf Fee changes.

### **MGA 18-Hole Golf Association**

In 1972, a group of men met to form the Golf Association. The original organization included both 9 and 18 hole players. Records of the association were purged sometime during the late '80's so names of the Charter members are not known. Initial membership was approximately 200.

During the early years, players walked and carried their clubs or used a pull cart. There were no green fees.

In 1980, there were over 100 members of 9 Hole players and they formed their own organization. With the opening of Cortez Golf Course in 1979, facilities were now available to provide a play day for each of the two groups. Following this division of members, the 18 Hole Golf Association became known as the MGA-18 and by 1984, membership increased to 500 members.

All members who signed up to play in the weekly MGA-18 play day would get to play. Shotgun starts were the rule and some events had as many as 164 players on the course. This resulted in 5 ½ hour rounds and in 1988 fields were limited to 144 players. Membership continued to increase and approached 900 in 1990 and the growth rate projected membership would be 1,000.

The success of the MGA-18 was due to the ability to get a scheduled play day/time and the camaraderie that resulted with all players ending play at the same time and congregating in the food service facility; the down side was 5 ½ hour rounds. Note: To play golf in non-association time, players had to participate in various arrangements such as placing their names in a fish bowl at the respective golf course pro shop late in the afternoon of the day prior to the desired play day for drawing. (See Section: Tee Times)

In 1991, a committee was formed to study the slow play problem. Their recommendation was to limit membership to 1000 and create a waiting list. Shotgun starts were replaced by tee times. The Speed Up Play program was developed which recommended several positive actions players could take to speed up play. The Ranger Program was promoted. By 1995, the organization was playing three days a week, the organization had broken down into six handicap groups and membership peaked at 1000. (See Section Ranger/Marshal)

Along with the growth of other golf organizations, plus the amount of playing demand by non-association players, a change to two days became necessary. Having three groups of over 100 playing the same day created some long days and the membership leveled off at approximately 1,070 by year 2000.

Anyone interested in the people who have served as MGA-18 president or who wants to know what players won various annual championships, photos and plaques are displayed in the Pro Shop and 19th Hole restaurant.

Membership is open to any male property owner and detailed information is available through the MGA officers.

### **Men's 9 Hole Golf Association**

In 1976, Clare Lyngen began working to organize a Men's 9-hole golf group. One year later, Allen Bishop, who was on the Recreation Committee of the POA, proposed that members of the Men's Golf Association be offered the choice of playing either 9 holes or 18 holes and having a separate program for the golf season. The proposal was accepted by the MGA. An organizational meeting was held at Coronado Center with 20 prospective members, Roger Kluska, Club Pro, and John Meinhardt from the MGA. Clare Lyngen provided much of the background information on the Men's 9-Hole Golf Association.

It was agreed to start playing as a 9-hole division of the MGA. Members could transfer between the 18 Hole and 9 Hole Divisions, however, no one could belong to both divisions. John Meinhardt proposed using the point system for tournament play rather than the regular handicap system. After several events, it was decided that contestants would contribute \$0.50. at each event for prize money to be apportioned to the top four winners. The prize money would be given to the Pro Shop against which merchandise could be purchased. In 1979, the 9-Hole group received \$300.00 from dues to the MGA for annual operating expenses and the \$0.50 contribution was discontinued.

On October 16, 1980 the members voted 80% in favor of forming a separate association to be known as the HSV Men's Nine-Hole Golf Association. Officers for the 1980 season were:

Howard Winchester, President  
Wyman Hammond, Vice President  
Joseph Frederick, Treasurer  
Bob Anderson, Secretary

Dues were set at \$15.00 for the full season and \$10.00 for the latter half of the season. A Constitution and Bylaws written by William McClelland were adopted by the membership.

In 1982, members could establish a regular handicap by paying a \$3.00 fee and complying with all other regulations concerning rounds of 18-hole golf. Beginning in 1988, prize money was awarded directly to the winners rather than merchandise awards through the pro shop.

From the original 20-odd members, the Men's Nine Hole Golf Association has grown to approximately 183 members in year 2000. As of July 2000, there were 4 charter members from the 1978 group that started the association.

"They are Harold Switzer, Hub Wensmann, Jim McKinnon and Joe Smack. Members that are still active after reaching the age of ninety are classified as Super Duper Golfers and are Newton Doughman age 93 and Jim McKinnon age 94."

### **Women's 18 Hole Golf Association**

On June 21, 1972, a few village women met at the 19th Hole to form a Women's Golf Association. The following officers were elected: (Annual Membership Booklet)

Betty Ogden, President  
Barbara Hoey, Vice President  
Lillian Donnally, Secretary/Treasurer  
Margaret Griffin, Handicap Chairman

The initial membership was 37 and the first play day was in late June. Only nine holes were played.

At this time, the DeSoto golf course had not had a formal opening. (See Section on Golf Courses).

Within a year the group had grown to the point of having players who played 18 holes.

### **Women's Tri-Club Association**

In 1974 a Women's Tri-Club Golf Association was established to include players from Hot Springs Country Club, Belvedere Country Club and Hot Springs Village. Teams from each club participated at each course and a trophy was presented to the winning team. By 1977, this organization was enlarged to include Diamondhead Country Club, and its name was changed to SPA. 18-Hole Women's Invitational

An 18-hole Invitational Tournament for women was introduced into the village in 1979 with villagers inviting out-of-town guests as partners in the two-day team event held at the end of July and played on two different golf courses. Practice rounds were scheduled on Wednesday followed by cocktails, dinner and a show at the Coronado Center. A first round was played at Cortez with dinner at the DeSoto Club. The second round was played at DeSoto followed by an awards luncheon at the DeSoto Club. On both days a continental breakfast was served.

The 18 and 9 hole players co-existed until 1983 when they split into separate organizations. As of August 2000, the WGA-18 has about 240 members.

There are 20 committees for the typical group functions and the chairpersons plus the officers make up the Board of Directors.

They play 20 events annually from mid-April through September.

The last three events of the season are played for the club championship.

### **Women's 9-Hole Golf Association**

"The Women's 9-Hole Golf Association was established in 1983 with the first play day on April 26, 1984. Peg Hunter was the first president of the association. Charter members of record are Pat Allen, Sally Davidson, Maxine Frederick, Mary Parks, Sylvia Parmentier, Kathleen Sallman, Dorothy Smith, Mary Soldwedel, and Margie Turner." (Personal communication, Dorothy Olson)

The WGA-9 was formed to have fun, make friends, and improve member golf games, in that order. Ladies golf on Friday and they alternated on the front and back nines with the Men's 9-Hole Golf Association. The season runs from April through September and golf is played at all Village courses with the exception of Coronado. As of August 2000, membership is approximately 175.

The events were chosen with the emphasis on giving all members a chance to win something. They used the standard USGA 9-hole handicap system. Events ran the gamut of types including: Orange Dragon, Beat the Pro (with handicap), Blind Partner, Scotch Twosome, 3-Clubs, Flag Day, a Mixed Scramble with the MGA-9, a Lauderdale Scramble, plus a Match Play Tournament and a Handicap Tournament.

On play days the players were put into four flights and prizes were given to the first four places.

They also had an Invitational with guests from Belvedere, Hot Springs CC, Diamondhead, Fairfield Bay and Bella Vista. In turn, they were invited to similar events at those clubs.

The league sponsored a "Newcomer's Coffee" in late March for new members and, also, a Spring Luncheon and an Awards Luncheon at season end.

### **18 Hole WGA/Social**

This league was formed in January of 1999 by 47 ladies who thought the Village needed a more relaxed golf league. Their goal was to accommodate all Village women at all levels of golf based on desire, skill, age and/or health.

After two months of meetings and discussions, the participation and interest in this group had grown to 98. These ladies decided to get more organized and formed "The Women's Independent Golf League" (WIGL'S) with a membership dues of \$10.00. The name was soon shortened and the league was then known as "The WIGL'S".

At this time Dorothy Mills became the promoter and organizer.

"Dorothy Mills accompanied by Leona Newton, appealed to the Board to allow for a separate golf group from the Women's Golf Association. She stated they wanted a more social league. Bill Veal, Golf Committee Chairman, advised the Golf Committee does not recommend a new league at this time. The Golf Committee recommends these two groups get with John Paul to work out the differences and come to a resolution."

President English advised the Board would give her request thought and consult with the Golf Department." (Board minutes April 28, 1999)

Mills attended Golf Committee meetings and made presentations to the Property Owners' Association (POA) Board and workshop. The MGA agreed to let the WIGL's use their computers to post their score at a cost of \$0.50 per member. The league then received permission from the Arkansas State Golf Association in Little Rock to be a member of the USGA Ghin System. All members were then able to secure a handicap if they so desired at a cost of \$8.00 per person.

This group of ladies played golf every Thursday and used the Village POA Computer system to secure their T-times.

During 1999 Dorothy Mills, Pat Schaeffer, Leona Newton and Louise Piehl were all very active in increasing the membership and getting better organized. They recruited 30 members for telephoning all members to keep them informed as to progress and necessary information for the week to week play and functions. During this time the league had an average participation of 120 ladies every Thursday. By September 27, 1999, the WIGL's paid membership had grown to 326.

With a membership of this size, the group decided to again approach the POA. On November 3, 1999, Dorothy Mills made a presentation to the POA Board workshop on December 15, 1999. At a regular board meeting, Alice English "stated the Board of Directors had sanctioned the Women's 18 Hole Group as an 18 hole Village Golf League. The Board recognized WIGL, but with the stipulation the League change their name to WGA-Social."

This league does not play for prizes or points. The league plays for Club recognition and a lot of camaraderie for all members at all levels of golf and/or health requirements. The WGA/Social League accommodates all Village women in these four groups.

"Group #1 – Ladies that have been there, done that and now just want one day a week – Wednesday – to just go out and play a relaxed game of golf and meet other ladies who feel the same way. If anyone in this group feels the urge to compete, she enters the many tournaments offered in and around the Village.

Group #2 – Ladies that feel intimidated the minute prizes or money is mentioned in the game of golf. These women would like to just play their own game with no pressure. The ladies in this group are from a 17 handicap to a 50 handicap and are paired up with similar games within their foursome. Some of these ladies do not post their scores and so have no handicap.

Group #3 – Ladies that have either just taken up the game of golf or have had to put their game on held for the past few years for one reason or another. They would like to play 18 holes of golf with other women at the same level. These women are trying very hard to lower their handicaps and when they do, will probably move on to the more competitive league.

Group #4 – Ladies with medical problems, some have problems that come and go, others must live with them every day. We accommodate all of them. They do not hold up the pace of play, but just the opposite. They are all playing together and understand each other's need when they feel they must pick up their ball or miss a hole." (Personal communication, Dorothy Mills)

As of September 27, 2000, this WGA/Social League has a paid membership of 315.

The Board members the first year as the 18 hole WGA/Social League:

President – Susan Lamkins  
 Vice President – Helen Sims  
 Treasurer – Linda Stuart  
 Secretary – Nancy Perryman

### **Lady Duffer's Association**

It was in 1974 when Joan Lyngen and some friends conceived the idea of a league for novice golfers. (Personal communication)

"An article in LaVilla News about an organizational meeting drew 40 women and the Lady Duffers was off and playing."

"The historian's notes indicate there was not much encouragement or support from the professional staff of the time but with support from husbands and other women they forged ahead."

"Officers were elected and By-laws written. Article II stated, "The object of this league is simply to promote the pleasure and golfing recreation of it's members." (LaVilla News April 14, 1998)

"At first they had yearly dues of \$.50 and a requirement that members should take a golf lesson if they had not already had one."

"The historian also notes that when Roger Kluska became the professional in 1977 he encouraged the women and worked with them."

"That provided more credibility in the organization and there has been steady growth ever since. Present membership numbers are approximately 200."

Since the only course available at that time was DeSoto and it was convenient to play the first four holes and head back to the clubhouse.

Some players learned that it was just a short walk from the #4 green to #9 tee, so they would wind up playing 5 holes. That created a problem for any competitive golf since there was no handicap system available.

So, scrambles became the standard. The ladies were invited to attend the 9 and 18 hole luncheons which provided more socializing.

When Coronado was built the Lady Duffers adopted it as their home course.

Presumably, it was about that time when a handicap system was devised since they were now playing nine holes."

### **GOLF CLUBHOUSES**

The Desoto Golf Club and the Balboa Golf Club buildings are the only "golf clubs" in the Village. The buildings at the other courses are relatively small Pro Shop/coffee shops constructed by the Property Owners' Association.

The first pro shop and restaurant at the DeSoto Course (19th Hole) constructed in 1972 was 7,100 sq. ft. including a barroom; the last pro shop and restaurant constructed in 2000 at Isabella Course was 3,279 sq. ft. The smallest pro shop (1,800 sq. ft.) and grille was constructed in 1985 at the Coronado Course. (See Ch. 15 DeSoto Club, 19<sup>th</sup> Hole).

**HISTORY OF HOT SPRINGS VILLAGE BEYOND 2002****2001 SUMMARY****The Golf Courses****DeSoto Golf Course**

The DeSoto Golf Course underwent a \$1,000,000 renovation to improve irrigation. Forward tee boxes were added to each hole to shorten the course, making it a favorite of women, beginners, and mature golfers. Landscapes Unlimited of Lincoln, Nebraska was the contractor.

**Isabella Golf Course**

Golf Digest ranked the Isabella Golf Course, opened in September of 2000, the 6<sup>th</sup> Best New Private Course in the Nation in 2001. Isabella was the eighth golf course built in Hot Springs Village.

**2002 SUMMARY****The Golf Courses****Granada Golf Course**

Construction of the Granada Golf Course has begun. United Golf of Oklahoma is the General Contractor. The course is scheduled to open for play on Labor Day 2004. This will be the Village's ninth course.

**Nine-Hole Addition**

The Hot Springs Village Property Owners' Association entered into an agreement with Cooper Land Development to develop a 9-hole course in Hot Springs Village to be completed and available for play by September 30, 2006. Cooper Land Development will provide \$1,400,000 toward the development.

**Golf Operation Finances****Revenue**

Escapes! and the Property Owners' Association entered into a five-year agreement to sell golf certificates to Escapes! for \$26.50 each. The POA is guaranteed a revenue stream of \$100,000 and has the potential to generate \$331,250.

**Medical Flag Program**

The Golf Department Medical Flag Program now requires a doctor's statement to receive a medical flag.

**2003 SUMMARY**

The Hot Springs Village Property Owners' Association approved a 90+ program that allows Hot Springs Village property owners who are 90 years of age or older to participate in village recreation activities for free. This excludes surcharges and cart rental.

The internet tee time project was initiated to allow property owners to request tee times via the internet.

A physically challenged golf program began in 2003 for Village golfers interested in continuing golf or using the sport as a means of rehabilitation. The program pairs physically challenged golfers, physical therapists and volunteers to offer the game of golf to anyone who wants to continue the game.

Preliminary plans/specifications for pumping water from Cedar Creek below the Cedar Creek Wastewater Treatment Facility and piping it over to the Magellan irrigation pond was presented to the Lake and Water Management Committee.

**The Golf Courses****Cortez Golf Course**

Due to the amount of rain received during June (12 inches or more in places) the Cortez Golf Course experienced damage to a bridge crossing and concrete drainage areas.

**DeSoto Golf Course**

As funds become available, golf cart paths at the DeSoto Golf Course continue to be rebuilt as part of the 2001 renovation project.

**Granada Golf Course**

The Granada golf course and clubhouse remain under construction. More than 12 inches of rain fell in the month of June setting back the grow in phase of the course. Several golf holes were re-sodded two or more times.

**Isabella Golf Course**

The Isabella Golf Course was ranked the #1 Golf Course in Arkansas by Golf Digest for 2003-2004.

**Ponce de Leon Golf Course**

The Ponce de Leon Golf Course was ranked #5 Golf Course in Arkansas by Golf Digest for 2003-2004.

**Golf Operation Finances****Revenue**

The first year of the Escapes! Golf Promotional Program expired in April. The program called for the purchase of 1,500 golf certificates at \$40,000 with an opportunity to turn back up to half of them if they were unused. Escapes! requested a credit of the maximum allowed under the contract. They also paid for the second year of the contract less the credit amount.

Weekend group rates of eight or more players netted \$19,824. Only one rental agency actively promoted the program during 2003.

The Granada Clubhouse contract in the amount of \$757,500 was approved. Hill & Cox was the general contractor.

A nine hole rate for Balboa, Cortez, DeSoto, Magellan and Ponce de Leon golf courses was approved. Coronado golf course already has a nine hole rate. Granada and Isabella will not offer a nine hole rate at this time.

**Golf Associations**

The Hot Springs Village Property Owners' Association Golf Policy was changed to reflect guest play dates for recognized golf leagues. The new policy allows golf leagues to schedule guest play day events on any of their respective scheduled days of play.

All participants in a league guest play day, including property owners are required to pay green and cart fees, including those property owners with prepaid annual or compensatory fees.

Beginning in 2003 golf leagues were offered an opportunity to sign up for league play electronically through the new internet golf program.

#### **2004 SUMMARY**

**Cart Usage** – Upon recommendation from the Golf Committee, the BOD approved a policy change to the Golf portion of the POA Policy Manual to address a private cart usage question. ‘Users of a private cart, when none of the private cart owners of record is included in its use, or have not pre-arranged for its use by one or more of their family members (with a POA issued family ID card), are required to pay the appropriate cart rental rates.

#### **Golf Operation Finances**

##### **Revenue**

**Corporate Outings** – A presentation was made to the BOD to market afternoon tee-times to groups and/or corporate outings from the surrounding area. Groups of 4 to 32 golfers were solicited. A cross promotion of our meeting facilities was also presented. The program could increase average revenue per round.

**Escapes!** – The end of the second year of the five-year agreement with Escapes! for promotional golf rounds ended March 31, 2004. Of the available 1,507 rounds on April 1, 2003, 593 were used during the second year of this agreement. Escapes! will be billed for 1,507 golf certificates for the third year of the agreement less a credit for 754 golf certificates for a net bill of \$21,204.48.

#### **The Golf Courses**

##### **Granada Golf Course**

The Granada Golf Course opened for play Labor Day weekend. More than 15,500 rounds of golf were played on Granada during the four months it was opened.

##### **Isabella Golf Course Nine-Hole Extension**

Construction began on the nine-hole extension to the Isabella Golf Course. However, due to the increase in fuel-related products the construction was delayed until the fall of 2004. The course is scheduled to open Labor Day 2006. A budget of \$2,167,140 was approved for the building of the nine-hole course, officially Isabella II. A contract with United Golf to act as General Contractor was also authorized in the amount of \$1,297,140.

## **CH. 8 PARKS AND RECREATION**

### **INTRODUCTION**

The Department of Parks and Recreation, commonly identified as the Department of Recreation, is responsible for a wide and varied range of structures and functions and oversight of program operations. The list of the major areas of responsibility show the diversity: Coronado Community Center, Village Library, Natatorium and Exercise Center, Tennis Center, Ponce de Leon Center, DeSoto Games Area, DeSoto Swimming Pool, Miniature Golf, Lakes, Trails, Parks, Beaches, Lawn Bowling Green, Bocce Court, Coronado Campsite, Lawn/Shrub Maintenance, Sign Shop, DeSoto Marina, Coronado Boat Slips, Coronado Horseshoe Pits.

### **ADMINISTRATION**

The first Director of Parks and Recreation Terry Edwards, was employed in February, 1972, according to the Village News. He was listed for the first time as “Director of Recreation” in the August 13, 1973 minutes of the Board of Directors. He served in that position until April 1985 when he resigned.

Joanna Williams who was serving as Acting Director of Recreation, became Director in March 1985, a position she held until she retired March 3, 2000. Prior to her employment by the POA, she was an employee of CCI in the Engineering Division.

Terry Lodge was appointed Director of Parks and Recreation in March, 2000.

The Department of Parks and Recreation has had three directors in its 30 years of operation.

The Organizational Chart of the Property Owners’ Association in 2000 shows the operational components and supervisors in the Recreation Department. The Director of Parks and Recreation reports to the General Manager.

### **RECREATION COMMITTEE**

The Recreation Committee was established by the Board of Directors of the Property Owners’ Association in 1972, at the same time the ACC and Social Committees were established.

At the May 5, 1973 meeting of the Board of Directors, John Whelan, the General Manager “presented the names of persons selected to serve on the following Standing Committees: Recreation, Construction and Maintenance, Social, and Architectural Control.” He named five persons to serve on the Recreation Committee: “Mr. Allen Penniman, Mr. Edward Pape, Mr. E. F. Vahrenkamp, Mrs. Jean McCullough and Mrs. Kathryn Presley.”

The first regular meeting of the “POA Recreation Committee” was held on June 6, 1973. According to the minutes: “The meeting was opened by Terry Edwards, Parks & Recreation Director, with a recommendation to elect a chairman and a secretary for the committee and also three (3) members to serve two (2) years and two (2) members to serve one (1) year. The members drew for terms which seemed to be the only fair way to go about it.

Mrs. Jean McCullough and Mr. Edward Pape drew one (1) year terms. Mr. Allen Penniman, Mr. E. F. Vahrenkamp and Mrs. Kathryn Presley drew two (2) year terms.”

The Board of Directors at the March 20, 1974 meeting approved a resolution that stated “The President be authorized to expand the Recreation Committee to seven (7) members.”

In 2000 there are 10 members appointed for 3 year staggered terms by the Board of Directors. Property owners made application to serve on the committee. The chairman of the committee, the Board member who serves as liaison to the committee and the General Manager review applicants and recommend appointees to the Board of Directors.

The Golf Program was advised and monitored by the Recreation Committee until 1981. In 1979 a Greens Committee, a component of the Recreation Committee was established. The Greens Committee became the Golf Committee in 1981, removing the Golf program from the Recreation Committee. The Golf Committee continues to function in 2000.

### **CORONADO COMMUNITY CENTER, VILLAGE LIBRARY**

Cooper Communities constructed the Coronado Community Center in 1975-76 and John A. Cooper, Jr. presented the deed to Cecil Carter, President of the POA Board, at the dedication ceremony November 14, 1976. According to a memorandum prepared in the Recreation Department the construction costs for the building was \$698,400 and for the parking lot \$78,721.

#### **Community Center**

Several committees and consultants in 1974 were involved in the development of need for the proposed Coronado Community Center complex, often referred to as the Coronado Recreation Center. A letter to James Gore, Senior Vice President, Cooper Communities, Inc. dated November 15, 1974 and signed by Douglas Schaus, Carlene Lorenzen, and Ervin Vahrenkamp, Chairman of Construction and Maintenance, Social and Recreation Committees, respectively, stated:

“We are pleased to respond to your request for a statement of the needs and desires of property owner residents of Hot Springs Village concerning the above center. It is based on six committee meetings, inspection trips to Bella Vista and Cherokee Village and literature from other communities, as well as personal contact and a formal survey of resident property owners, non-resident property owners, and visitors who have used the existing facilities. Mr. Wilbur Scoville has been the general chairman of these meetings.”

The letter went on to say that “We understand that you have committed the Cooper Communities, Inc. to an expenditure of \$1,000,000 on the capital improvement of this center and that furnishings must be paid for by the POA, with a completion date of January 1, 1976.”

The Coronado Center building, eight lighted tennis courts, a grassy lawn bowling court adjacent to the building, an outdoor pool, and parking lots were constructed. These facilities and additional land were deeded to the POA at the dedication ceremony in 1976.

The Lions Club and Women’s Club were the greatest donors of equipment for the Center. A memo dated May, 1978 shows that the Lions had contributed more than \$10,000 and the Women’s Club more than \$8,000 to equip the center.

The Audubon Society, Book Club, Camera Club, Men’s Golf Association, Women’s Golf Association, Garden Club and Extension Homemakers contributed smaller amounts, making a total of about \$24,000 to purchase chairs, tables, etc. In addition hundreds of hours of volunteer work were contributed.

There were some interesting trade-offs between the Board of Directors and donor groups. The October 15, 1976 Board minutes: “Mr. Klein advised that the Lions Club would donate \$4,000 for tables and chairs for the Coronado Recreation Center and allow us the use of their Public Address System if the P.O.A. would allow the Lions the use of the Recreation Center auditorium for bingo at no charge for the room use and if the Lions could affix their label on the chairs and tables they donate.”

The request was unanimously approved for a period of 5 years.

The following year the Women’s Club requested that its donation serve as prepaid rental. At the Board of Directors meeting December 21, 1977, “The Women’s Club President, Beth Kempkes, joined the meeting to request that the \$5,000 in donations by the Women’s Club be used as prepaid rentals towards the use of the Coronado Community Center.”

The request was approved for a period of 5 years.

The Board of Directors stipulated donations with no strings attached will be accepted in the future.

The shingle roof on Coronado Center developed problems soon after construction. By 1980, the General Manager and Terry Edwards, Director of Recreation began to investigate. A memorandum from Edwards to Klein dated February 11, 1981, Edwards said:

“I have just talked with the architect who designed the Center about the shingle problem. He is in the process of talking with the right people of Johns-Mansville Company about the problem (fiberglass seal-o-matic shingles).”

Johns Mansville agreed to pay \$8,589.49 based on the remainder of their warranty. The POA accepted the offer and signed a “General Release” relieving Johns-Mansville of further obligation. (Mansville Oct. 27, 1981, Release, Dec. 8, 1981). The release was signed by Terry R. Edwards, Director of Recreation and the roof replaced with the POA paying \$6,440 and John’s Mansville the balance.

The roof continued to leak periodically, therefore, in 1984 the old roofing was removed and the Barrow Roofing Company, Inc., Little Rock, AR contracted to “install roof with 10 year warranty at a cost of \$53,800”. (Contract dated November 6, 1984, signed by Terry Edwards).

The Coronado Center roof problems occurred again in the mid-90’s. At a Special Board of Directors meeting October 8, 1997 the Board voted “to authorize the 15 year warranty roof to Garner General Contractor Inc. in the amount of \$45,060 to be paid from the contingency fund. Bruce Weetman SECONDED the motion. Discussion followed. The motion was unanimously APPROVE.

There have been several plans proposed by individuals and groups to enlarge and modify Coronado Center to accommodate card players and dance groups. None of these plans has proved financially feasible to date.

Some improvements have been made to enhance the operations and services provided by Coronado Center. The Village Players constructed a stage which remains in operation, even though reduced in size. The room at the left end of the lobby that housed the Village Library until 1984 was converted to a wet bar area a few years later. For many years various dance groups requested a better quality dance floor in the Auditorium. In 1998 the POA contracted with Floors Unlimited, Hot Springs, to install a high quality

hardwood floor to the front of the stage at a cost of \$34,994.33. (Customer Quote 3-19-98). As expected the various dance groups were pleased and expressed their appreciation to Joanna Williams, Director of Recreation, and to the Board of Directors.

In 1976 and a few years thereafter Coronado Center was not heavily used. But as time passed, more and more use was made of all areas. By 2000 events space must be reserved for events many weeks in advance. Some groups made yearly reservations.

The Village Players, service clubs, dance groups, card groups and many other organizations use the auditorium and meeting rooms. The Board of Directors use meeting rooms for work sessions, regular and special board meetings, annual and quarterly membership meetings.

The Coronado Center auditorium (often called the Coronado Room) was the only place in the Village where large numbers of people could assemble. Chairs could be arranged in various configurations to accommodate the size of the groups. 450 can be seated in the Auditorium for lectures, concerts, etc.; 320 can be seated at tables for catered meals.

Coronado Community Center has truly been the cultural/community focus for the Village. In 1992 when Ponce de Leon Center opened, the cultural/community opportunities were expanded. Both centers are now heavily scheduled.

### **Village Library**

The Village Book Club, within four months following the opening of Coronado Center, made plans to establish a Village library. The LaVilla, April 25, 1979, reported that

“In February, 1977, soon after the Coronado Center building was completed, the Village Book Club met and made plans to sponsor the establishment of a Village library. A room was designated to be used as a library, and Kay Wilhoit and Romona Egloff, both experienced in library work, were appointed co-chairmen of this large project.”

“Operated on the Honor System, checkout instructions are posted prominently for the convenience of borrowers. There are no fines, but borrowers are asked to return books within a reasonable time.

In February of this year a book inventory was taken. There are 1,000 paperbacks and between 800 and 900 hardbacks available for circulation.

Originally sponsored by the Village Book Club, the library grew rapidly, while interest in the club diminished as it originally functioned, and finally it was dissolved and the library project was transferred to the Village Recreation Department.”

The Property Owners’ Association constructed the Coronado Natatorium and Fitness Center in 1983 and it was dedicated in 1984. The story of the evolvement of the Natatorium and Fitness Center will be treated later in this chapter.

The August/September, 1984, issue of the Village News in an Article titled “Library to move to new location said that “Soon after the Natatorium and Fitness Center opens in October, the Hot Springs Village library will move to its new location in the Coronado Center. The room currently used for the exercise equipment, whirlpool and sauna will be completely renovated and will house the new library facility.”

The article continued, expressing the financial constraints on operation: “The POA has a very small amount of money in the budget for the library . . . Before we had money from the POA, the volunteers made the money to furnish the library by selling some of the donated books or by having a bake sale.”

The room on the south end of Coronado Center that housed the sauna and exercise equipment was remodeled in 1984. Large glass windows were installed, making the wooded area and Coronado Lake visible. (Joanna Williams, personal communication).

An article in the Village News describes the official opening of the Village library. “The Hot Springs Village library opened officially in its new quarters in the Coronado Community Center Thursday, January 24<sup>th</sup>. This facility occupies 1,400 square feet of space, newly painted, carpeted and beautifully furnished in green and earth tones. Four large picture windows provide a magnificent view of Lake Coronado and the surrounding wooded area, all of which enhance the quiet serenity of this newest Village amenity.

Kay Wilhoit, head librarian, was on duty opening day as were several of the assistant librarians. Kay reminisced about the opening of the original Village library “just about eight years ago today. We started with about 300 books”, she recalled, “and now we have close to 1,000 hardcovers and at least 2,500 paperbacks.” (Village News, Vol. VIII, No. 1, 1985)

The Village library in 2000 occupies the same space that it had in 1985, but future plans are in progress to improve and increase the library area about 2,500 square feet.

Many volunteers “managed” and operated the library until 1991.

Nancy Wimbash who had worked as an attendant in the DeSoto Small Games area, was employed as the Coronado Center Librarian in December 1991, a position she held until February, 1997. Many volunteers continued to work in the library.

In April, 1997, Dick Myers was appointed “Coronado Librarian”. A part-time librarian and volunteers had operated the library with limited funds (1983 - \$300; 1986 - \$1,000; 1988 - \$3,500; 1990 - \$5,000; 1995 - \$8,000). The library circulation count in 1980 was 5,462, in 1990 – 26,500 and in 1995 – 56,738.

It was necessary to change from the honor to an automated check out system as well as cataloging etc. The “Winnebago Spectrum Value Pack” included Spectrum Netconnect, Cross Reference Data Base, USMARC index and customer training (Winnebago Software Co. proposal, 11-17-98) The software package was purchased and program implemented.

In a memo to Joanna Williams from Dick Myers, Coronado Librarian, dated Feb. 4, 2000, a year end report for 1999 reveals the status of the operation of the Village Library (now called Coronado Library). Here are some excerpts:

- . . . total book collection 7,417
- . . . average daily circulation 190
- . . . preschool story hours in summer, 102 children
- . . . new circulation desk added
- . . . outside drop box installed
- . . . new people counters installed each door

. . . installed more sophisticated computer system (Winnebago)

. . . a four-week program – get to know your library – 470 new patrons – total number now 2,051”

Bar coded book materials checked out by computer were recorded for each month. The materials checked out in 2000 were shown in three categories.

	Avg. per Mo.	Total
Hardcovers	2,510	30,119
Paperbacks	1,297	15,558
Hardcovers & paperbacks	3,806	45,677

During 1999, 25,935 persons patronized the library, an average of 2,594 per month, 130 per day.

The 2000 budget data for the Coronado Library were:

\$8,500 Revenue

\$45,080 Operating costs

\$288,000 Capital\*

\*Funds for expansion in 2001

The Coronado Library continues to increase its services and recognition by the body politic of the Village. Surveys that have been conducted show the library to be a high priority among resident and non-resident property owners.

When the library moved from the room off the end of the Coronado Community Center lobby in 1985 to its new and present location, the room was used as a conference/meeting room. In 1987 Joanna Williams, Director of Parks and Recreation requested that a permanent bar be set-up in this room. (Recreation Committee minutes March 9, 1987). For a few years a semi-permanent bar (moveable bar partly fixed) was used.

In 1998 specifications for a permanent bar installation were sent to 8 contractors, 6 did not respond. Hill and Cox was awarded the bid of \$42,000 to “bring water and sewer into this area and build a permanent bar with locked storage, . . . includes bar equipment.” (Expenditure Authorization, Dec. 8, 1998)

The bar area was opened into the lobby where it remains functional to this date.

The financial statement of revenue, operational costs and capital for the Coronado Library were separated from the Coronado Center statement in 2000 for the first time:

Revenue	\$10,445
Operating Costs	\$46,673
Capital	\$33,386

## **PONCE DE LEON CENTER**

Ponce de Leon Center is comprised of three components – Woodlands Auditorium, Ouachita Activities Building and a Porte Cochere. Each structure serves the needs of different functions, providing a variety of services. The Center is located on eight acres of land contributed by Cooper Communities, Inc. CCI prepared the site and constructed a 350-vehicle parking lot complete with lighting and curbing with two outlets, providing easy ingress and egress.

### **Woodlands Auditorium**

Ponce de Leon Center is the culmination of efforts by community leaders working since 1981 to provide a facility which would both relieve the oversubscribing of Coronado Community Center and accommodate additional indoor activities and programs which would enhance the quality of life and character of the total community.

On March 9, 1981, the POA Recreation Committee met. Present were:

Norm Gourley, Chairman	Roy Swanson
Jack Leterneau	Betty Mason, POA Bd. Liaison
Cathy Munn	A. J. Klein, General Manager
Roberta Spicer	Terry Edwards, Dir. of Recreation & Parks
Joanna Williams, newly appointed Manager of Coronado Center	

Director Edwards reported 85,000 people passed through Coronado Center during 1980; 6,000 of these used the health spa. It was normal for 125 meetings to be held during a typical month. Jack Leterneau stated there was not one night during the remainder of the year that the stage could be scheduled for use by the Village Players. Perhaps it was time to consider the construction of a theatre and multi-purpose activities

center. Chairman Gourley appointed Mr. Leterneau to head a sub-committee to study the feasibility of a theatre and activities center. The committee was known as the Theatre Fine Arts Committee and appointees were:

Jack Leterneau, Chairman	Al Balden
Bob Reik	Dan Mabee, Board Liaison
Lane Sutton	Terry Edwards, staff
Paul Tyler	Joanna Williams, staff

An ad hoc Planning/Building Committee was appointed by the Board of Directors and activated in May 1988. The committee was composed of the following representatives of the POA, Village Community Foundation and CCI.

Fred Mills, Chairman

Ted Andrews	Betty Mason	Randy Brucker
Ruth Howie	Bill Hawk	Loren Summers
J. U. Parker	Bob Reik	Wayne Copeland

Beginning in May, 1988, the Committee studied the results of the 1987 committee investigations, visited existing auditoriums, community centers, theatre facilities in Oklahoma, Texas and Arkansas and met with their respective management representatives. Technical advice and guidance from individual property owners with professional career experience and expertise involving these types of major architectural projects was sought. Consultants to the ad hoc committee were:

John Fisher, Architect  
 Paul Tyler, Theatre Arts  
 Elizabeth Barry, Interior Designer  
 Ed Powell, Commercial Designer  
 Joanna Williams, Director of Recreation  
 Ray Steidel, Recreation Committee  
 Sam Padfield, Recreation Committee  
 Sue Tanner, Social & Cultural Committee  
 Rose Horner, Social & Cultural Committee

To determine if the property owner interest and support for this project was sufficient to raise at least \$250,000 through contributions/pledges, the Village Community Foundation appointed the following Capital Fund Campaign Committee.

Charles Newlin, Chairman  
 Keith Brown                      Jack Horner                      Ted Veiock  
 Bill Hawk                              Ed Powell

Six months later, on October 29, Village Community Foundation President Bill Hawk advised the P.O.A. Board that the community fund drive had raised \$250,000 in contributions and pledges toward the Auditorium. (IRS regulations require these funds be restricted to auditorium equipment, furnishings & related costs.) In addition, it was indicated that, based on community interest, this amount would increase substantially before the completion of the drive. (At the conclusion of the Fund Campaign, a total of \$416,600 was raised through property owner contributions.)

With the assurance that the proposed project had the financial support of the community, the Committee began interviewing representatives of nine architectural firms from Chicago and throughout Arkansas. On April 15, 1989, the firm of Wittenberg, Delony & Davidson, Inc. of Little Rock, Arkansas, was employed for the position.

In November, 1989, the preliminary drawings for the proposed Village Auditorium and Activities Center Project were presented during the Quarterly Town Meeting. These plans resulted in a building cost estimate beyond the project's budget. Efforts to bring the cost of the project, as designed by Wittenberg, Delony & Davidson, Inc. within budget were unsuccessful, and on February 28, 1990, the services of the firm were terminated by the POA.

The ad hoc Planning Committee inquired in March about an alternative concept in construction planning called the "DeSign Build" Package. This concept involves the general contractor, architect and owner (P.O.A.) working as a team from the outset to design the project within the available funds. If this cooperative effort results in acceptable preliminary drawings within the specified budget, the team moves into the construction planning phase. If the effort does not result in acceptable drawings within the available budget, the owner is under no obligation to the general contractor or architect.

This concept was pursued with the Hill & Cox Corporation, general contractors, and Taylor-Kempkes-Hall, architects, both located in Hot Springs. Both firms were involved in the expansion of the Natatorium, as well as in the construction of the Ponce de Leon golf pro shop and lounge building. In addition, David L. Adams Associates, Inc., Consultants in Acoustics and Performing Arts Technologies, of Denver, Colorado, aided in the development of the preliminary site/parking lot development, building elevations, floor plans and interior/exterior finish. Specifications were agreed upon for use in developing the construction cost.

While the construction cost of the project was being computed for the second set of plans, the ad hoc Committee had to identify any final revisions of the preliminary drawings which might be desired. Members of the POA Recreation staff and other consultants were utilized for this purpose because of their knowledge of daily operations and their familiarity with the needs of various user groups. To assure that the project has the maximum functional potential for the users, the Committee also invited all interested individuals and organization representatives to review the preliminary drawings and suggest desirable, affordable revisions. To obtain this user input, the project's preliminary plans were displayed in the Coronado Center Auditorium on May 14. Representatives of the general contractor, architect and Planning Committee were present to answer questions and record comments/suggestions.

As a result of the Design Build Package producing acceptable preliminary plans and a construction cost within available project funds, the ad hoc Committee recommended that a construction contract be negotiated. During its regular monthly business meeting on May 23, 1990, the Board of Directors endorsed the recommendation by a unanimous vote of its members.

On June 14, the construction contract in the amount of \$1,766,600 was signed. This amount represents the related costs of construction and furnishing of the auditorium and the construction of the activity center building. The remaining funds in the \$1,801,904 budget cover miscellaneous costs such as survey, soil tests, utility installation, legal costs, etc.

On January 23, 1991 the decision was made to call the new Auditorium and Activities Complex, the Ponce de Leon Center. Since the Center involves two distinct buildings joined by the Porte Cochere and additional buildings will possibly be built within the complex in the future, it was suggested each building be named. Proposed names of the Woodlands Auditorium and the Ouachita Activities Building were authorized by the Board of Directors on July 24, 1991.

Plans were made for a Hard Hat Performance on September 6. This event is primarily for fine tuning the technical equipment involving acoustics, lighting and theater arts equipment. The Grand Opening Ceremony and Open House was scheduled for September 15. The first scheduled performance was on September 20 by the full Arkansas Symphony Orchestra.

### Ouachita Activities Building

This building was planned to provide space to accommodate a wide variety of functions and various number of participants. During the planning years, several names were used to identify this building. The minutes of the Recreation Committee and Board of Directors decided to name the Multipurpose Building the Ouachita Activities Building. The 4,500 square foot building contains three rooms separated by folding partitions:

Room A 25' x 64'	1,600 sq. ft.
Room B 25' x 36'	900 sq. ft.
Room C 18' x 25'	450 sq. ft.

In addition there is a galley, storeroom, restrooms and a small office area.

The planners were aware that the Village Card Club was large and growing. The Card Club had been seeking adequate space since 1980. The Club needed space for more tables of players than readily could be accommodated at Coronado Center, at least on a regularly assigned basis.

In an unsigned, undated memorandum from the "Village Card Club, Inc. to the POA Board of Directors" the Club states that "In 1979, when the Village population was about 3,000, duplicate bridge was introduced to the Village when a franchise was purchased from the American Contract Bridge League by Janet Davis, who became the proprietor and director. With the growth of the Village, the games grew from about five tables to sixteen. On March 1, 1985, the Village Card Club was organized, and with Ross Mullaney as president, purchased the franchise from Mrs. Davis."

The Club found the Ouachita Activities Building had quantity and quality of space it needed to accommodate the ever increasing number of bridge players.

The Village Card Club had been renting space for card playing in the Ouachita Activities Building since February 1990.

In a letter to the Board of Directors September 13, 1994, the Card Club said "For the calendar year 1993 we paid rent on the Ouachita facility of approximately \$19,000. We propose that this would be a fair fee on a lease-basis. . ."

In December 1996, the Club and the POA signed a rental agreement, stating "Ponce de Leon Center's Ouachita Building, rooms A and B will be utilized by the Village Card Club for card playing, meetings, and other social activities for one year at a fee of \$22,000, payable to the Hot Springs Village Property Owners' Association beginning January 1, 1997 . . ."

"Payment will be made in twelve monthly installments of \$1,833.33"

The Rental Agreement was signed December 11, 1996 by Connie Fitch, Village Card Club, and on December 13, 1996, by Dave Johnston, General Manager, Property Owners' Association.

The Card Club continued to grow and was searching for a facility larger than the Ouachita Activities Rooms A and B. In a proposal to the Board of Directors, concerning an "addition to the present Ouachita Center" the Village Card Club, Inc. stated:

"The Village Card Club, Inc. proposes to the Village Property Owners' Association a mutually beneficial agreement. If the POA will finance the construction of a new and larger card playing facility adjoining the Ouachita Center, the Village Card Club, Inc will enter into a long-term lease agreement to rent the new facility 365 days a year and to pay a rental amount sufficient to cover the cost of constructing the new building."

The proposal went on to say: "Today, we are now the largest ACBL member club in Arkansas with a membership of over 750 and are in fact in the top 2% of clubs nationally. From an initial total tables played of 1,300 in its first year, the club is now almost bursting at the seams with approximately 6,500 tables played last year at the Ouachita Center." (Proposal undated and unsigned)

### **Ouachita Building Expansion**

The initiative to have a building exclusively for card playing was taken by the Village Card Club. The Club contacted a resident Architect Harold Stewart to prepare a preliminary design to meet the Club's specifications.

At the May 14, 1997, Work Session of the POA Board of Directors, Ed Hearn introduced Connie Fitch, who advised the Board on the Club's plans to pay for a new facility.

The minutes of the May 14, 1997 work session reveal the Card Club plans: "Mr. Hearn explained their plans to build an addition dedicated to card playing. Resident volunteer architect Mr. Harold Stewart showed a preliminary design for a 5,500 sq. ft. addition to be north of the Ouachita Building.

Mr. Stewart advised that Randy Cox of Hill and Cox construction has estimated the building cost to be \$324,000.

Mrs. Fitch stated the Village Card Club proposed this building be paid for by a long term lease agreement with the POA and will pay back the principal and interest on the building addition."

Discussions among the POA Board, the staff, and Card Club representatives continued resulting in an "Action Report for the Board of Directors of the Property Owners' Association" from Dave Johnston on May 28, 1997.

The Board Action requested "A motion to authorize staff to proceed with obtaining bids for design-build contract for the expansion of the Ouachita Building and to negotiate and recommend to the Board a revised long-term lease agreement with the Village Card Club."

A couple of months later, July 23, 1997, the General Manager presented the Board of Directors an Action Report requesting "a motion to authorize a contract with Hill and Cox for a design build addition to the Ouachita Building in the amount of \$324,500." A hand written note on the Action Report reads "will approve when Village Card Club lease is signed to pay for building."

In September 1997 a long-term "Agreement to Lease" was signed by Connie Fitch, President Village Card Club, Gayle Oglesby, President POA Board of Directors, and David Johnston, General Manager (Lease, 10<sup>th</sup> Sept. 1997). Others present at the signing were: Nancy Stewart, Club Secretary, Joanna Williams, Director of Parks and Recreation, and Karen Lauck, Manager Ponce de Leon Center.

The lease was for a term of 20 years. The terms of the lease specified 12 areas of Agreement, among which are"

- . . . naming the building Casa de Carta
- . . . abiding by all rules and regulations of Ponce de Leon Center
- . . . using only as a bridge or other card playing facility
- . . . paying lease first day of each month during entire lease
- . . . adhering to the monthly and annual 20 year lease schedule, included.

The 20 year lease continues and the Village Card Club uses the building extensively.

### **Casa De Carta Building**

Hill and Cox Corporation contracted with the Property Owners' Association on October 24, 1997 to construct "an addition to the north end of the Ouachita Activities Building at the Ponce de Leon Center" for an amount of \$324,500. Chapel Associates, Inc. were the architects, Gilliam Electric and J. P. Jarrell Plumbing were the electrical and plumbing contractors. (Commercial Permit Oct. 9, 1997)

Ground breaking for the 5,700 square foot Casa de Carta occurred in October 1997 and it opened on June 23, 1998. Chappel Associates, Inc., drawings show the building to be 62 ft. 8 in. wide and 87 ft. 6 in. long. It includes two rooms, one for 28 tables and one for 14, separated by a folding partition. In addition there are restrooms, a storage room and kitchen.

The Casa de Carta building is regularly and heavily used by the members of the Village Card Club. The Club continues to increase its number of card players.

### **Porte Cochere**

The Porte cochere arching between the Woodlands Auditorium and the Ouachita Activities Building provides attractive and functional space of about 3,000 sq. ft.

In addition to providing an area for drop-off and pick-up of patrons, numerous planned functions are scheduled in the Porte cochere. To list a few: ice cream socials, buffets for small groups, antique car shows, small group musicians, artist shows, organizations meetings, display of materials. Since the two buildings are smoke-free, people use the Porte cochere as a smoking area during intermission or when a card player has a break. Some use is made of the covered walkways and the Porte cochere for walking exercise.

Ponce de Leon Center Management and Finances

Ponce de Leon Center has had only one manager. Karen Lauck was appointed Manager of the Center in September, 1992, one week before the Center was dedicated. (Village News Jan./Feb./Mar, 1992)

Her educational and work experience uniquely qualify her to manage a fine and performing arts facility. College degree in Music Education, elementary school teaching, marketing and public relations for CCI provide a background that has enabled her to work successfully with artists, organizations, and the body politic.

Ponce de Leon Center is a busy amenity both day and night.

### **Finances**

The financial history of Ponce de Leon Center is relatively brief; the data for 1995 and 2000 show the growth.

	Revenue	Operational Cost	Capital
1995	\$86,683.00	\$178,696.00	\$1,880.00
2000	\$136,476.00	\$265,622.00	\$3,494.00

### **Friends of the Woodlands**

Friends of the Woodlands, a 40 member volunteer organization, was formed June 1, 1993, with the following purpose:

"To promote the use and appreciation of Woodlands Auditorium, inform the patrons and potential patrons of the Hot Springs Village POA sponsored entertainment offerings available to them, educate the general public as to the value of such programs in enhancing the quality of life in Hot Springs Village, and consequently enable the POA to attract the highest quality and greatest variety of artistic, cultural and educational attractions for presentation at the facility."

The purpose was approved by the POA board. The organization is not a POA committee, yet it is recognized by the board as an auxiliary constituted to support activities and programs sponsored and endorsed by the POA. Woodlands Auditorium management prescribes the needed assistance and provides guidance to the President of Friends of the Woodlands.

The charter officers were as follows:

Nancy McClure, President  
 Randy Davis, Vice President  
 Fae Brunson, Secretary  
 Fred Mills, Treasurer

In the years to come, the activities of the organization, under the direction of President Betty Andrews, broadened to include hostessing receptions, lectures, exhibits, assisting with backstage operations, manning the Woodlands box office, and providing clerical assistance and secretarial duties when the Ponce de Leon Center secretary is on vacation. (Personal communication, Karen Lauck, Manager).

### **NATATORIUM AND FITNESS CENTER**

#### **Planning**

The Coronado Natatorium and Fitness Center was planned and constructed after various individuals, groups and committees from 1980 to 1984 expressed interest in having an "enclosed swimming pool." A report titled "Chronology History of Natatorium" dated February 21, 1984, prepared by the Director of Department of Parks and Recreation, Terry Edwards, describes the planning.

Excerpts from this report indicate the procedures and processes in planning:

“1980 POA Board received petition with 459 signatures requesting indoor pool 1981; recreation Committee formed subcommittee to study indoor pool 1982 Board of Directors authorized \$3,000 for preliminary drawings.

1983 Barbara Garlough was hired to conduct a survey of resident and non-resident property owners about needs and desires for indoor swimming pool.

1983 Results Garlough survey to POA Board residents 84% approval; non-residents 67%.

1983 – 80 residents present Board with petition carrying 300 signatures requesting an indoor pool.

1983 - \$28,000 approved by Board for full set of architect drawings.” (July 27, Board minutes)

### **Construction**

In December 1983 the POA received a complete set of drawings and specifications for review and study. “A Committee was established to review the bids received from Bush Construction, Hot Springs and Ward Construction, Benton and to make recommendations to the Board of Directors”.

The Committee members were “Lloyd Miller, POA Board of Directors’ liaison; Terry Edwards, Director of Recreation; Jack Leterneau, Vice Chairman, Recreation Committee; Herman Pfeifer, Recreation Committee – Pools; Cindi Johnson, Outdoor Recreation Supervisor; Joanna Williams, Coronado Center Manager.” (Report, Director of Recreation Feb. 22, 1984).

The committee reviewed the bids of Bush and Ward February, 1 and 2 and met with the Struck Associates, Feb. 6, 1984.

The April 1984 issue of the Village News reported that “At its regular monthly meeting on Wednesday, February 22, the Board of Directors of the Hot Springs Village Property Owners’ Association unanimously approved an expenditure of \$903,122.00 to transform the existing outdoor swimming pool behind Coronado Community Center into a year-round natatorium and expanded health center complex. Construction began shortly thereafter, and the new facility is expected to be ready for use late in 1984.”

The article goes on to say that the “Principal contractor for building the Coronado Natatorium and Health Center, per the Board’s vote, is Bush Construction Company of Hot Springs, which bid \$872,498.00 and made a commitment to complete its portion of the project in 180 construction days.”

The outdoor pool which was constructed by CCI as part of the “Coronado Community Complex” was to be extended by 16 ft., improved and enclosed. Paddock Pools of Memphis, Inc. in a memorandum to Struck Associates dated April 25, 1984, concerning “Swimming Pool, Coronado Fitness Center” stated these contractual data:

	AMOUNT COMPLETED	CONTRACT AMOUNT
Demolition & Excavation	\$15,600.00	\$15,600.00
Structural Work	26,150.00	26,150.00
Stainless Steel Gutter	-0-	32,400.00
Gutter Installation	-0-	10,000.00
Pool Piping Work	3,750.00	3,950.00
Deck Equipment	-0-	2,500.00
Pool Equipment Room Work	2,500.00	4,000.00
Start-up, Instruct, Misc.	200.00	1,000.00
Totals	\$48,200.00	\$95,600.00
Less previous payment	10,080.00	
Net amount due now	\$38,120.00	

The architects’ drawings of the “Fitness Center” show one Building that includes Junior Olympic-sized swimming pool, wading pool, whirlpool and sauna room, exercise and machine room, lobby, women’s and men’s locker/rest rooms.

A contractual change order dated February 24, 1984, called for building signage to state “Coronado Natatorium and Fitness Center”.

On September 20, 1984, a document titled “Certificate of Substantial Completion” of the “Coronado Fitness Center” was signed by Struck Associates, Paddock Pools and the Hot Springs Village Property Owners’ Association.

The Center was occupied and dedicated in October. The October-November 1984 issue of the Village News invited everyone “to attend the DEDICATION of the Coronado Natatorium and fitness center to be held Friday, October 12<sup>th</sup> from 2:30 PM until 6:00 PM. Beginning at 2:30 PM there will be an introduction of special guests and remarks from Village officials. Betty Mason, President of the POA Board, will welcome guests and perform the ribbon-cutting ceremony.”

The article goes on to describe “a two-week familiarization program:” “Every weekday for two weeks following the dedication ceremony interested Villagers may attend seminars, films, talks and demonstrations geared to familiarize them with the programs which will be offered at the Center. Individual fitness evaluations will be conducted as well. The entire two-week program and the facilities of the Natatorium and Fitness Center will be entirely free of charge for any Villagers who wish to attend.”

The use of the Natatorium and Fitness Center exceeded everyone’s expectations. Cindi Johnson, Outdoor Recreation Supervisor, was responsible for the overall running of the Natatorium and Fitness Center. Many aquatic and exercise programs were conducted. The October-November 1984 issue of the Village News described nine aquatic programs, ranging from hydrobics to synchronized swimming and 16 exercise programs for men and/or women.

The use of the Center was so great that it could no longer conveniently accommodate the demand. Studies made by the Recreation Committee resulted in a broad range of changes recommended to improve service.

### **Expansion**

“At its February 22, 1989 meeting, the POA Board of Directors approved \$56,000 for Phase I of the Coronado Natatorium and Fitness Center expansion project.” (Village News, April, May, June, 1989). The article noted that

“This first phase includes enlarging the men’s and women’s locker rooms, updating the plumbing, and building a new lobby and office on the west side of the present facility.

Of the \$56,000 needed, \$40,000 is to be paid by the P.O.A. The remaining \$16,000 is to be raised by way of a “surcharge” of \$.25 per day, to be paid by the users of the facility. The surcharge went into effect March 1, 1989.”

The second phase was estimated to cost \$65,000 for a new exercise room which was an addition. The weight room was expanded, resulting in the current exercise room, making the cost of the total project \$121,000.

In the latter part of 1989, the Board of Directors decided to support both phases of the expansion of the Natatorium and Fitness Center. Request for bids were sent to ten contractors. Only one qualified bid was returned by Hill and Cox Corporation, \$235,000. There was uncertainty on the part of both parties as to the two phase construction specifications. The specifications were redone and resubmitted for bids. Six contractors submitted bids. The low bid of \$221,549 was by Hill and Cox Corporation. The Board of Directors and staff negotiated the bid down to \$196,269 without lockers. Change orders added \$855 to the cost, making the grand total \$198,814.

The contract was accepted February 16, 1990 between Hot Springs Village Property Owners’ Association and the Contractor Hill and Cox; Hot Springs. Taylor-Kempkes-Hall Company was the architect. The completed enlargement of the Coronado Natatorium and Fitness Center was accepted November 1, 1990. All components were improved and both the exercise equipment and exercise rooms enlarged.

The long range plans of the staff and Board of Directors included moving the saunas and whirlpool to make more room for exercise equipment. On the 5<sup>th</sup> of November, 1997, Jack Moore Construction Co., Inc. contracted with the POA to “construct whirlpool room approximately 1100 square feet with two sauna rooms, shower, storage and basement under floor for whirlpool equipment” for \$81,600 excluding whirlpool, sauna equipment and electrical service. Small specification changes reduced the bid to \$72,000 effective May 8, 1997. The construction, an extension of the natatorium, was to be completed in three months.

Jimmy Yarbrough, Value Pools, Hot Springs installed the new 14 X 14 feet whirlpool and saunas at a cost of \$28,700.

The Coronado Natatorium and Fitness Center, as a result of the enlargement and modification, is an efficient functional facility that is heavily used in 2000.

The first manager of the Coronado Natatorium and Fitness Center, Cindi Johnson, had additional responsibilities. Correspondence in the files of the Recreation Department suggest that she was an “action arm” of Terry Edwards, Director of Recreation.

Cindi Johnson held this position from 1984 to 1989. Tim Shaw was the Manager 1989-1992.

In 1992 Louise Jacobsen was appointed Manager of the Coronado Natatorium and Fitness Center and the DeSoto Pool (Oct.-Nov.-Dec. 1992 Village News).

### **Finances**

As Hot Springs Village increased in population during the 30 years (1970-2000), the costs of operation for each amenity increased. The financial data 1985-2000 for Coronado Center shows large growth pattern.

	Revenue	Operating Costs	Capital
1985	\$84,438	\$176,571	\$8,992
1990	\$104,062	\$279,877	\$242,363
1995	\$176,719	\$320,188	\$7,436
2000	\$286,765	\$459,888	\$13,722

### **PARKING: CORONADO CENTER COMPLEX**

When the Coronado Community Center was dedicated in 1976, the number of parking spaces provided was inadequate when large groups were in attendance for dances, town meetings, etc. In 1984 when the Coronado Natatorium and Fitness Center was completed, parking spaces between the natatorium and Ponderosa Lane were provided, but the number of spaces was inadequate.

In 1990 when the Natatorium and Fitness Center was enlarged, the number of users greatly increased and the number of parking spaces were grossly inadequate.

As the population of the Village increased so did the utilization of Coronado Community Center and the Natatorium and Fitness Center. Lack of adequate parking became even more acute.

The Board of Directors approved the expansion of parking in the Coronado Community Center Complex. Request for bids were distributed to contractors asking for quote for “parking lot expansion at three areas for Coronado Center Complex located at 150 Ponderosa Lane . . .”(POA Request for quotation, September 24,1998).

Statewide Construction bid \$87,333.50, which was negotiated down to \$80,000 and accepted in November, 1998. Approximately 90 additional parking spaces were constructed. Forty-two new parking spaces were built south of the tennis courts north of Ponderosa Lane and interconnected with the existing 39 spaces on the upper level. On the west side of Ponderosa Lane across from the Tennis Center, 32 new spaces were added. Seven spaces were added, using the south shoulder of Ponderosa Lane north of the Coronado Center and seven new spaces were added in the south end of the original parking lot in front of Coronado Center.

In the year 2000, there are about 270 parking spaces in the Coronado Natatorium Tennis Complex.

Requests for bids to overlay the newly constructed parking areas in the Coronado Tennis and the Coronado Community Centers were sent May 6, 1999. Three contractors submitted bids with Lassiter Asphalt Maintenance Company submitting the lowest (\$38.50 per ton of asphalt “not to exceed \$43,004.50 without an approved change order.” (Contract Agreement, May 11, 1999).

Parking is now adequate for most events; however parking spaces are at a premium when large numbers of people are in attendance.

### **CORONADO TENNIS CENTER**

## Tennis Courts

Cooper Communities, Inc. constructed eight lighted tennis courts in 1976 as part of the Coronado Center Complex. Activity on the tennis area increased steadily, causing the Recreation Committee to request the construction of four additional courts. (Minutes June 28, 1989). The Tennis Association urged the Board of Directors to consider the need of the tennis players for more courts.

An Ad Hoc Tennis Committee was established with John Iskra Chairman. Other members of the committee were: John Knotek, Keith Engquist, Eleanor Leonatti and Bob Smith. At the February 10, 1992 meeting of the Recreation Committee the Ad Hoc Tennis Committee recommended "that five additional asphalt tennis courts be added to the Coronado Tennis Center facility, 3 courts to be constructed between Court 1-4 and the Townhouses, and 2 courts to be constructed adjacent to Court 4. We recommend Hope Construction to clear approximately one acre (as bid), and Clifford Company as the tennis court contractor" at a cost (as bid) of \$81,210. The Recreation Committee voted to add its support to that recommendation."

The Ad Hoc Committee presented its recommendations to the Board of Directors in the spring of 1992. The Board of Directors responded favorably to the request of the Tennis Association, but due to budget constraints the five new tennis courts would be built in two stages.

There were lengthy discussions by the members of the Board of Directors and representatives of the Tennis Association at the April 22, 1992 regular Board meeting, before the following action was taken: "Mr. Parker moved to direct the management to build two courts at the end of the north row of courts and to authorize them to spend \$10,000 more than that is in the budget of \$45,000. This would not include the prime cushioning." The motion was approved.

In addition to the cost of construction of two courts, there were costs for fencing, light changes, etc.

The Peneprime of Arkansas Company, Maumelle, Arkansas, was awarded a contract in the amount of \$25,459.00 for the "Construction of two add-on tennis courts to your present complex after you have cleared and brought the site to proper grade. Our quotation includes the application of SB2 base with 3" hot mix asphalt, 5 cushion coats, topped with acrylic color coat system and striping. Courts will be enclosed with 10' high fence with one gate entry. . . slab addition 100' by 150', green and red." (Bid acceptance April 15, 1992.)

Keith Gomance, Hot Springs contracted to prepare the area for the two tennis courts. He was to clear, remove stumps, build and compact base, and finish the grade for \$11,481.17 (Bid, June 30, 1992). Construction of the two courts was completed in 1993.

To give impetus to the requests of the Ad Hoc Tennis committee for five new tennis courts, the "1994 Recreation Department Capital Expenditure" budget items were reviewed. The committee endorsed the capital request for "Construction of 3 tennis courts utilizing capital from 1994 budget and a major donation from tennis participants." (Recreation Committee Minutes June 14, 1994)

During 1993 the Tennis Association, staff of the Department of Recreation, tennis players, and members of the POA Board of Directors engaged in many discussions of plans and cost for the three new tennis courts.

At the February 9, 1994, Work Session of the Board of Directors, "Bob Smith representing the Tennis Association made a presentation . . . relative to the proposal to construct three additional tennis courts in 1994." Smith's report continues stating that "It was noted . . . the budget allocates \$35,000 . . . make reference to two additional courts . . . the proposal calls for three."

The Tennis Association had plans to add a surcharge to help pay for construction of the three tennis courts. The work session minutes February 9, 1994 stated: "It was the Association's recommendation that we implement the surcharge of \$1.00 per play effective March 1, 1994 with the option of a \$75 annual surcharge. It was the consensus of the Board to approve the annual fee of \$75 and start collecting the surcharge starting March 1."

The surcharge ended December 31, 1996, having accumulated almost \$18,000 (Board Minutes December 18, 1996).

The minutes of the Recreation Committee, December 12, 1994 reported that "The tennis courts at the Coronado Tennis Facility are complete and in use. The breakdown in cost was \$18,180 for the dirt contract/silt screen and \$43,548 for the court constructions for a total of \$61,728. The POA Board gave \$42,200, the Tennis Association gave \$3,000. We had a \$50 donation, and the surcharge through 30 November 1994 amounted to \$16,478. December surcharges will be applied to reimbursing the POA Board for their donation of \$7200 over and above the originally agreed on support of \$35,000."

Resurfacing and refurbishing of the tennis courts began as early as 1981. The minutes of the Recreation Committee, May 13, 1981 describe the beauty of the original eight tennis courts, after resurfacing. In the spring of 1999 six courts at the Coronado Tennis Center were refurbished with clay surface." The project, of which initial study began six years ago, came about with the combined efforts of the Board of Directors, POA staff, Recreation Committee, Tennis Association and its Auxiliary. The project costs were under the \$175,000 budgeted with the Tennis Association contributing \$15,000 through a surcharge (POA Advocate, May/June, 1999). There are plans to refurbish four more courts with clay surface.

Lighting of the Coronado Tennis Courts was mentioned regularly in the minutes of the Recreation Committee from the outset. The March 8, 1982 minutes state "that additional lighting for the Coronado Courts" should be in that 1983 budget.

The Board of Directors at its February 22, 1984 meeting approved a capital expenditure of \$31,000 for "lighting of four (4) tennis courts at Coronado." The funds authorized were to provide "four metered lights, turn key operation" for four tennis courts. The four lighted tennis courts remain in operation to this date.

In July 1995 lighting knocked out four coin boxes and rendered the lights unrepairable. The coin boxes that operated the lights were to be repaired following the replacement of the lights.

An authorization for capital expense in an amount of \$20,000 dated August 27, 1995 was issued and signed by Joanna Williams and David Johnston. Requests for bids to install "new lights on courts 7, 8, 9 and 10 at Coronado Tennis Center, replacing the old lights were sent to six contractors, McGrew Electric bid \$15,372 and Kaufman Electric \$19,950.

McGrew Electric completed the job December 12, 1995. This lighting of the four tennis courts remains operative to date.

### Bleachers, Pro Shop, Pavilion

The first bleachers were constructed in 1976 when Coronado Center, the eight tennis courts, and the outdoor pool were built by CCI. The cover that sheltered the bleachers collapsed from accumulation of snow in 1981.

The minutes of the Recreation Committee, May 10, 1982 show that the "proposed bleacher cover was approved by the P.O. A. Board of Directors in an amount of \$2,600." The minutes note that the roof will be sloping on this cover.

In 1993 a more substantial metal shelter was installed over the bleachers, replacing the 1982 cover. Cenark, Hot Springs contracted to "install a shelter over existing bleachers – Bronze" using steel beams and posts for \$2,982.84. (Cenark Proposal, Feb. 22, 1993). There are now four bleachers at the Coronado Tennis Center, two covered.

The Pro Shop was built by CCI in 1976. It was very small, consisting of two restrooms, a service counter and very small lobby. The tennis players, tennis professional and the Recreation Committee requested an addition to the Pro Shop in 1977. December 17, 1979 minutes of the Recreation Committee listed the "Tennis Pro Shop Addition" as a priority in the 1980 Capital Improvements budget.

At the regular Board of Directors meeting January 23, 1980 "it was Resolved to approve the Tennis Pro Shop addition in the amount of \$2500. Employees of the POA constructed the addition which was completed in April, 1980. The April Recreation minutes reported that

"the pro shop addition is completed and looks good, and on "May 3, Saturday, there will be a one-day POA Appreciation Sale at both Pro Shops" . . . Coronado Tennis Center and Cortez Golf Course."

The need for another larger building to accommodate the tennis program was evident to the staff and tennis players.

Tennis play, individual social, competitive and tournament play steadily increased as time passed. The youth tennis programs and competitive senior tournaments and daily play overwhelmed the Pro Shop.

For several years the tennis players, The Tennis Association, Recreation staff expressed to the Board of Directors the need for additional restrooms and service areas for the tennis program.

Joanna Williams, Director of Recreation, had an architect prepare schematic drawings of the Tennis Pavilion showing rest rooms and covered patio. The building was 24' X 45', including the covered patio which was 30' X 24'.

The Board of Directors at its March 27, 1996 regular Board meeting "moved to accept the Jack Moore bid of \$54,116 to build the Coronado Tennis Pavilion and rest rooms with the excess amount of \$6,616 to be paid from the contingency fund." The pavilion continues to be heavily used by the tennis players, both young and old.

### Tennis Professionals

The personnel records indicate that Fred Herman served as the Tennis Pro from 1978 to December 31, 1981. The minutes of the Recreation Committee make frequent mention of Fred Herman the tennis pro in 1976 and 1977. Apparently he was on a contract during that period. Fred Herman announced several weeks in advance that he would resign at the end of 1981.

"The Board of Directors and the Recreation Department advertised widely for applicants for the position of Tennis Professional in Hot Springs Village. The minutes of the Recreation Committee, Dec. 3, 1981, "reported there have been 56 resumes received for the tennis pro position; which have been reduced to the nineteen top prospects. Of these 19, letters will be forwarded to the final six, giving more detail and requesting additional information from them. There have been some very impressive resumes submitted. The Director reported that our present tennis pro has been most cooperative in lending his expertise as requested in this area."

The Board of Directors upon the recommendation of the Recreation Committee employed Jim Burns to begin service as the Tennis Pro in January, 1982. The April 1, 1982 issue of the Village News described Jim Burns as a highly qualified and experienced tennis professional. It reported that "Jim comes to us from Scottsdale, Arizona as the resident professional at the Registry Resort. His previous connections as director and pro include Tennis Clubs in Hilton Head, S.C.; Seattle, Washington; Des Moines, Iowa and Pagosa Springs, Colorado."

He served as professional and conducted the many tennis programs for two years, resigning at the close of 1984.

Once again the POA Board of Directors advertised for applicants to oversee the tennis program. A decision was made to contract with the "Washington Tennis Service to provide a tennis professional and to maintain the tennis pro shop." The contract "became effective February 1st and the new pro will arrive shortly." (Village News, Feb.-Mar. 1985)

Loren "Sonny" Jones "arrived in Hot Springs Village to take over the management of the Hot Springs Village Tennis Program." (Village News, July, Aug., Sept. 1985.) Jones was accompanied by Assistant Pro, Bob Wagstaff. The April-May 1985, Village News reported that

"Tennis Pro Sonny Jones and his assistant Bob Wagstaff are in full swing at the Coronado Tennis Courts and Pro Shop. They are not only enthusiastic about the game of tennis, but working with the Villagers and living in the Village as well. Both men have college degrees in Physical Education, have coached college tennis teams."

In May 1997 Bob Wagstaff resigned to accept a position in New York.

The General Manager, Al Klein, the Director of Recreation, Joanna Williams, and the Board of Directors of the Property Owners' Association were displeased with the performance record of Washington Tennis Services. The Board of Directors approved the expenditure of \$6,500 to buy out the contract of Sonny Jones effective February 1, 1987.

In a letter from Al Klein to Gary J. Henkin, President W.T.S. International, January 6, 1986, the buyout was consummated.

The letter stated: "Enclosed is a check for Six Thousand Five Hundred Dollars (\$6,500.00) to the Washington Tennis Service International for the waiver of the Non-Competition Agreement as stated in the Washington Tennis Services International Club Services Agreement, dated 12/24/84, Section XI. This also buys out the Non-Competition Agreement in Sonny Jones' contract.

This payment is made on our negotiation and on the assumption that I have accurately stated the results of said negotiation. This will enable Sonny Jones to negotiate his own agreement with the Property Owners' Association."

Sonny Jones wanted to remain with the tennis program in the Village. The Property Owners' Association negotiated annual contracts with Sonny Jones from 1987 to 1999. On February 20, 1999, an "Employment Agreement Coronado Tennis Shop Manager" was signed by David E. Johnston and Sonny Jones.

Sonny Jones has been involved in promoting and overseeing the Hot Springs Village Tennis Program since 1985. He is currently the Manager of the Coronado Tennis Center.

#### Finances

	Revenue	Operational Costs	Capital
1980	6,046	26,575	4,452
1985	9,863	50,475	-0-
1990	14,736	50,516	-0-
1995	35,875	63,339	18,554
2000	62,160	124,388	-0-

#### Tennis Association

The Tennis Association has been formally organized since 1981, but many tennis players were informally associated to support the tennis program since 1976. The Tennis Association has provided strong support of the Tennis Program and the Property Owners' Association. It has lobbied for additional courts, resurfacing courts, additional lighting, and a larger tennis building. The Tennis Association on more than one occasion has volunteered to impose a surcharge on their games to help pay for tennis facilities.

The Bylaws of the Hot Springs Village Tennis Association printed in 1985 newsletter state four objectives:

"To bring together and provide communications for the tennis players of Hot Springs Village;

To improve the tennis program;

To advise the POA Recreation Committee and other elements of the POA on possible tennis improvements;

To sponsor tournament and other tennis activities."

"The officers of the Hot Springs Village Tennis Association in 1981 were President, Jr. President, Vice President, Jr. Vice President, Treasurer, and Jr. Treasurer." (HSVTA Newsletter).

The "History of Tennis in Hot Springs Village – the first 25 years" was prepared by Mary Ann Deem in 1995. It traces people and events in the Hot Springs Village Tennis Association and the tennis programs.

President's of Hot Springs Village Tennis Association , 1984-2000:

1984	George Larson	1993	Jack Knotek
1985	Eileen Woods	1994	Bob Smith
1986	John Hove	1995	John Iskra
1987	Polly Huff	1996	Dean Goff
1988-89	Ray Beal	1997	Patsy Burton
1990	Frank Bowers	1998	Bill Shy
1991	Bud Selsor	1999	Linda Duke
1992	Bob Kent	2000	Dick Lieber

#### DESOTO SMALL GAMES AREA

##### Overview

Construction of the facilities near the west gate was moving rapidly in 1970-72.

The DeSoto Pro Shop was completed and the DeSoto Club opened in May 1972. In June "Final work was completed on the Desoto Clubhouse Recreation Area, including badminton and tennis courts, shuffleboard, a play ground area and game and equipment building." (LaVilla July 1975). This area is known by several different names: DeSoto Games area a Small Games Area, Games area or Outdoor Recreation area.

Since 1972 the Small Games Area has been enlarged and improved several times. It now has a Miniature Golf "Course", two large play areas for small children, three tennis courts enclosed with a chain-linked fence, two basketball courts – one enclosed with chain-linked fence, - four shuffleboard "courts", remnants of an 19 hole disc (Frisbee) golf course, and a new, adequate-size modernized building for storage, indoor games, restrooms, and office.

##### Miniature Golf

The Board of Directors of the Property Owners' Association in late 1972 recognized the need for a miniature golf course. And on January 17, 1973 the Board stated that there is "an urgent need for a miniature golf course below the existing tennis courts." The minutes go on to report "that construction of a miniature golf course could be accomplished for \$8,000.

"Upon motion of H. O. French, seconded by Jim Gore, the construction of the miniature golf course in the designated area and expenditure of the \$8,000 was unanimously approved with instructions to John Whelan to immediately implement same." (Board minutes January 17, 1973).

It is unclear as to the processes and procedures that followed. A six page undated, unsigned document, "Miniature Golf Course Layout", is in the file. Accompanying this document is an 18 page document, each page carrying a sketch of a miniature golf hole. This document is also undated and unsigned. Presumably these documents were the basis for plans and construction.

An unsigned and undated "Capital Expense Work Order #61, Desoto Recreation Center Miniature Golf course" shows the name "Royal Construction \$7,587.00." Presumably the Recreation Department, Terry Edwards, Director, contracted with Royal Construction to build the 18 hole Miniature Golf Course.

Whatever the procedures, the 18 hole miniature golf course was completed. The April 15, 1974 minutes of the "Parks and Recreation Committee show in a committee report that "Miniature golf course is nearly ready."

Several improvements have been made to the miniature golf course since its construction.

A memorandum from Terry Edwards to Ralph Creighton, Administrator of Architectural Control Committee, dated April 11, 1984 described a "Miniature Golf Building."

"Enclosed is a sketch of a "games building", 8 ft. x 8 ft., which the recreation department proposed to build at the site of the miniature golf course at Desoto games area. This building will replace the old one which we removed last winter. It will have electricity, but no plumbing. Materials to be used are listed, construction will be P.O.A. labor."

In 2000 a new, larger all steel Miniature Golf Building replaced old building that was getting rickety.

A hexagon shaped seating area with sloped roof was constructed for the miniature golf area in 1986 and the walkway areas of the Miniature Golf area were repainted in 1993.

On May 5, 1993, Joanna Williams accepted a bid of \$18,000 by Joe Kuykendall to "power wash all walk way areas; grind areas that are basically unlevel fill rough spots; and paint area California red as on the tennis courts."

In 1996 the Department of Recreation requested approval for a major restoration of the Miniature Golf Area. The sidewalks and curbing needed major repairs.

Three companies responded with bids: "\$37,190.20, \$19,500 and \$18,120. The low bid by Ellison Bros., Jessieville, AR for \$18,120 was accepted on February 16, 1996. Ellison was to "resurface mini-golf curbs, pressure wash/or repair cracks, with 4,882 square feet of concrete and 950 square feet of asphalt (Contract Agreement February 29, 1996). Tennis Courts, Basketball Courts

The three tennis courts constructed by CCI in 1972 were lighted, but not adequately. In 1982 Joanna Williams, Director of Recreation.

informed the Recreation Committee that "a new lighting will be installed throughout the entire DeSoto Games area, including tennis Courts, at a substantial savings in capital and operation using metal Halide. "(Minutes, Feb. 8, 1982)

The minutes of the Recreation Committee, from time to time, in the early 80's, make reference to the basketball-shuffleboard courts. It has not been possible to document if one of the four original tennis courts was removed and a basketball court constructed.

In 1988 the Desoto Games Area, including the tennis courts, was resurfaced, repainted and restriped (Minutes Nov. 14, 1988)

The surface of the tennis courts has been a recurring problem since construction in 1972. A memorandum, March 22, 1995, from the Director of Recreation, Joanna Williams, to Dave Johnston, General Manager, describes the history of the tennis surface.

"In 1988 the cracks were filled on the three tennis courts at DeSoto and two coats of green acrylic applied. New striping was painted and a coat of protective seal added. A contractor will guarantee the paint job but will not guarantee that the cracks will not reopen. We were told this would probably last five years with patching the cracks as they opened. Five years later, in 1992, we took bids for the same procedure with the same guarantee but we were told at that time, in five years the courts would probably have to be resurfaced."

In 1995 and 1996 the staff of the Recreation Department cleaned and filled cracks in the three tennis courts. These repairs were temporary and did not hold up very well.

The POA in 1997 resurfaced the tennis courts with materials applied "in strict accordance required by World Class Athletic Surfaces, Inc." A bid dated March 21, 1997, was accepted in an amount of \$7,450 to provide "a world class coating surface asphalt application to the existing tennis courts." (Bid document, 3-21-97)

The specifications by Woody Juels, contractor, called for surface installation as follows: "Apply two coats of World Class Concentrate to properly prepared surface at a rate .07-.08 gallons per square yard.

Apply a finish coat of World Class Color at the rate of .03-.04 gallons per square yard to provide uniform texture over entire surface area.

Layout and apply Line Paint that conforms to United States Tennis Associations specifications."

From the outset players mentioned problems with wind currents. Wind shields were requested, repeatedly by players.

In 1986, "6' Leno Wind Screen with box vents" were installed by Tom Beverly and Associates, Little Rock, for \$960.73 (Invoice July 30, 1986).

Outdoor Recreation received requests from several property owners for a rollerblading area. A memorandum from Joanna Williams to the POA, March 26, 1997, described the needs for a rollerblading area. The memo stated that "Since we were going to have the Tennis Courts resurfaced in the spring of 1997, we allowed rollerblading on the tennis courts when the courts were not in use." Rollerblading was very popular with the teenagers but not with the tennis players. To satisfy both the rollerbladers and tennis players, a decision was made for use of the basketball courts both for basketball and rollerblading.

This arrangement led to the need for fencing one of the basketball courts. Requests for Quotations were mailed to five fence companies on April 8, 1997, for the installation of chainlink 10' high x 98' x 48'.

Only United Fence and Construction Company, Hot Springs, submitted a quotation. On March 27, 1997, the Board of Directors "approved \$3,652" to install chainlink fence to convert a basketball court to dual purpose of rollerblading and basketball. The fence was installed in April, 1997.

The basketball courts were resurfaced and restriped in 1994 by All American Courts, Little Rock, for \$2,000 (Invoice April 4, 1994).

The four shuffleboard courts and the two basketball courts – one fenced- were resurfaced and repainted in 1998.

All American Courts signed a contract on February 8, 1998, in an amount of \$5,976 or to "repair cracks and paint two basketball courts and resurface and repaint shuffleboard court."

The basketball and the shuffleboard courts received two coats of acrylic dark green paint and white textured line paint with one year warranty.

#### Disc Golf

Terry Edwards, Director of Recreation, in a memorandum to A. J. Klein, General Manager, dated October 24, 1983, stated that "disc golf is a proposed new facility for the games area." Edwards continued saying that "a survey shows that the 7-35 year olds provide 96% of the play." This was to fill a void in the summer recreation program.

Disc or Frisbee golf was founded in 1975 by Ed Headrick (Disc Golf Assoc. 1980). In the simplest terms a "disc golf hole," consists of an 8 x 12 ft. cement tee" from which sail a frisbee is sailed varying distances to a receptacle on a pole (disc hole). Disc holes vary in length and par as in regular golf, eg. Hole 1, 309 feet, par 4.

The Board of Directors at its meeting February 22, 1984 approved a capital expenditure of \$9,234.16 to purchase and install an 18 hole Disc Golf Course. The 18 holes were installed in the timbered area between DeSoto Blvd. and the small games area by the Miracle Recreation Equipment Company, Little Rock. The Disc Golf Course was "laid out by professionals, eligible for tournament play. (Bid, Feb. 15, 1984)

The staff of the Small Games Area managed the Disc Golf Course. The 18 hole fee was similar to the mini golf fee at that time. Early the play was heavy, but steadily dwindled. Disc/frisbee golf was the only recreation initiative that was not popular with the property owners. Because of little interest and play, most of the "disc tees and holes" were removed.

Remnants of the first and third hole remain in the timber near the new storage and indoor games building of the DeSoto Small Games area.

#### Management and Finances

The Small Games Area or Outdoor Recreation has been supervised by three persons during its 30 year history. Cindi Johnson supervised this area until 1982 when Jennifer Curtis was appointed Manager of Outdoor Recreation, a position she held until 1989. In 1990 Daphna Hobbs became Manager of Outdoor Recreation with her office in the Small Games Area storage/games building, a position she holds in 2000.

The revenue, cost of operation, and capital from 1980 to 2000 shown in five year intervals indicated the growth in Outdoor Recreation.

	Revenue	Operating Costs	Capital
1980	\$21,536	\$32,240	\$42,426
1985	\$17,911	\$73,162	\$12,258
1990	\$27,221	\$62,925	\$7,641
1995	\$29,592	\$144,897	\$5,004
2000	\$54,429	\$204,435	\$52,884

#### Parking

The usage of Miniature Golf Course and tennis courts in the Small Games Area increased traffic in the area. Parking was limited. The Recreation Department on August 9, 1988 requested funds to "expand the parking lot at the DeSoto Games Area by the mini-golf facility". The request was justified, "not only is the present parking area too small but once you get in, you can't get out." (Capital Expenditure Planning Document.) The original packing area was essentially a widened area of the entrance lane.

The POA contracted with the Hope Construction for \$5,565 to clear an area about 100 X 150 feet and prepare the base for surfacing. (Bid July 15, 1989).

On June 13, 1989, the Spa Construction Company, Inc., Hot Springs, contracted with the POA for preparation and paving the based area in an amount of \$5,445.

The parking lot was striped by Daniel Singleton, Hot Springs at a cost of \$130 (Bid Oct. 29, 1989)

#### Building: Indoor Games/Storage

The growth of the resident population in the Village increased the number of small children, teenagers, grandchildren and great grandchildren who used the facilities in the Games Area. The storage, indoor games, office building was inadequate to meet the demands.

In 1999, Joanna Williams, Director, Department of Parks and Recreation prepared for the Board of Directors and management a document entitled "Proposed New DeSoto Games Area Building". Some excerpts from the document provide a basis for justification of the need for a larger more versatile building:

... Usage more than 25,000. . . during the summer  
 . . . Young people participating in organized programs  
     58% grandchildren of residents  
     29% children of residents  
     17% children of non-residents  
     10% visitors

The document continues by listing the programs the new facility will have."

"Future programs would include birthday party package deals, preschool activities during school months, after school activities, holiday craft programs, Mothers Day Out, teen parties and dances, informal lounge area, fast food and concessions, and indoor game tournaments. The gymnastics classes would be moved from Coronado Center and also the children's Halloween party."

Attached to the document was a list of specifications and a floor plan for a 60 x 50' building with restrooms, multi-purpose room, office, service counter and a 40 x 40 ft. gymnasium with a 16' ceiling.

On January 18, 1999, the POA issued a request for bids to construct the Games Area Building according to specifications given. On February 17, 1999 Hill and Cox in a letter to the POA stated "The following is our bid for the Games Area Building according to bid specifications RFQ#30096-99 issued, January 18, 1999. Total amount bid \$129,00."

The DeSoto Games Area building was completed as indicated in a memo dated July 2, 1999 to the POA from Hill and Cox Corporation, stating the "total contract amount. \$129,800" and that the DeSoto Games Area Building was 100% complete.

The Department of Parks and Recreation held an open house to display the new facility on Friday, July 23, 1999.

### **DESOTO SWIMMING POOL**

During 1971-72 Cooper Communities were constructing several amenities in the west end of the Village. In addition to construction of roads, townhouses, water and sewer facilities, the DeSoto Golf Course, Golf Shop and 19th Hole, DeSoto Club, DeSoto Small Games Area, and DeSoto Outdoor Swimming Pool were under construction.

CCI constructed two outdoor swimming pools in the Village, the Desoto Pool in 1972 and the Coronado Pool in 1975-76. The Coronado Pool was restructured and enclosed becoming the Natatorium in 1984.

The manager of the Natatorium and Fitness Center also manage the DeSoto Swimming Pool.

The DeSoto Pool is located adjacent to Desoto Boulevard near the Small Games Area. In 2000

"The facility is open seven days a week from Memorial Day weekend through mid-August, then weekends through Labor Day. The facility includes a wading pool for young children, a diving pool with two diving boards, a swimming pool ranging from three to five feet deep and a bath house with showers. Lifeguards are on duty during hours of operation." (POA Information and Regulations, 2000)

Several permutations of the current operation of the pool were tried in the past years, before the current operational procedures evolved.

The Pool House at the pool has been modified and improved and in 1990 Alford Contractors reroofed the building with cedar shakes at a cost of \$6,531.06 (Alford Statement Dec. 12, 1990). CCI paid one-half the cost.

In 1996 Joanna Williams requested expenditure of funds to "refinish decking at DeSoto Pool – the old decking is crumbling." Request for bids were sent to contractors, and four responded:

Family Fund	\$19,800.00
Golden Look	\$28,877.26
Knox Company	\$30,500.00
Arnold Enterprise	\$32,495.35

The Board of Directors at its Feb. 28, 1996 meeting approved the Family Fund \$19,800 bid.

In past years the pool area has been sand blasted and resurfaced with poured rock to keep the area in good condition and reduce deterioration.

In 1986 the road to the pool area from DeSoto Blvd. was changed to a one-way entrance and do not enter signs placed at the west end of Pool Parking Area where it joined the DeSoto Club parking area.

The 48 spaced pool parking lot was re-striped in 1989 by the Daniel Singleton parking lot striping. Hot Springs, for \$161.00 (Daniel Statement Oct. 29, 1989).

DeSoto Pool revenue, operating costs and capital expenditures from 1980 to 2000 in five year intervals are shown in the table.

	Revenue	Operating Costs	Capital
1980	\$16,282	\$37,402	-0-
1985	\$21,220	\$49,756	\$2,589
1990	\$27,085	\$73,241	\$27,251
1995	\$25,917	\$100,333	-0-
2000	\$28,992	\$101,536	-0-

### **CORTEZ PAVILION AND BEACH**

#### **Pavilion**

The Cortez Pavilion is often referred to as the Picnic Pavilion or Cortez Picnic Pavilion in minutes of the Recreation Committee and Board of Directors. In the mid-70's members of the Board of Directors, Recreation Committee and various organizations were writing about the need for a picnic area or pavilion.

Location of a picnic pavilion was to be accessible by land and water. The General Manager, Al Klein and Director of Recreation, Terry Edwards, believed the west end of Lake Cortez adjacent to Carmona Road would be a desirable location if enough common property were available.

Al Klein took the initiative and prepared a letter to John A. Cooper in which he states: "It is our understanding that construction of Lake Cortez in Hot Springs Village, has proceeded to the point where your Construction Division anticipates moving earth from the lake bed necessary for shaping of the shoreline and establishing the depth of the water. After a review of the construction area, we believe it would be beneficial to the Hot Springs Village Property Owners' Association if some of this material could be used to fill certain areas contiguous to common grounds to provide us with more useable common property."

Klein's letter continues his request: "the P.O.A. hereby requests your consideration toward using this fill material as we had discussed with your Construction Division specifically Mr. Bill Martin, in order to provide a common property area within the currently proposed lake bed of Lake Cortez along the north shoreline near the west end of the lake and contiguous with Carmona Road. We anticipate using this area for fishing access to the lake with limited parking area. We recognize that such a project would

reduce the width of the west end of Lake Cortez. It is our opinion, that this would not in any way be a detriment to the lake.” (Letter Aug. 25, 1978)

John A. Cooper, Jr., granted Klein’s request and a letter from Al Klein to Bill Martin, Construction Division, CCI said that “Terry Edwards and I have inspected the land area that you have created on the upper end of Lake Cortez off Carmona Road. We are both extremely pleased with the additional lake shore space that you have created and very much appreciate your efforts.

This area will serve very nicely for those persons who wish to have lake front recreation space for fishing or picnicking as well as serving handicapped persons who would otherwise have a difficult time getting to the water.” (Letter, Nov. 7, 1978)

The land was now available for construction of the Cortez Pavilion, but the ever present problem of enough money had to be considered. Many organizations in the Village wanted a “Picnic Pavilion.” Some groups began to contribute to a “Pavilion Fund” in 1980. In an unsigned memo dated August 13, 1981, showed the list of donors:

Village Homeowners Association	\$500
NARFE	25
Evening Lions	2,000
Lioness	150
Dieteers	100
Shriners	250
CCI	4,000
Women’s Club	5,600
Breakfast Lions	2,000
Homemakers Extension Hot Springs Village	50
Garden Club	500
TOTAL	\$15,175

In the fall of 1980, Terry Edwards had begun to plan construction of a Pavilion. The Architectural Control Committee, Ralph Creighton, Administrator, in a letter to Terry Edwards dated September 22, 1980, said the ACC “approved your application to construct a Pavilion at the west end of Lake Cortez.”

The August 11, 1980 minutes of the Recreation Committee state that: “Mr. Fisher has drawn plans, cost estimate is \$18,000 to \$20,000, with restrooms, no fireplace.”

A copy of the Architectural drawings for the “Lake Cortez Pavilion, John H. Fisher, Architect, 2 Calanas Lane, Hot Springs Village,” depicts a structure of a Pavilion that is essentially as it exists in 2000.

The construction of the Cortez Pavilion, for the most part, was done by POA employees.

The Recreation Committee minutes (January 11, 1981) indicate that Construction on the Cortez Pavilion was well underway: “The roof shingles are on the picnic pavilion, the chimney and roughed-in plumbing should be complete this week. For a time there will be a gravel parking lot. Some picnic tables will b outside on the grass area. Parking lot light will be strategically placed to throw light down to the ramp area.”

Construction was complete June, 1981, since the June 8, 1981 minutes of the Recreation Committee show that the first wedding in the Pavilion was held “a couple of weeks ago.” The May 3 minutes show that 61 reservations for use of the Pavilion have been made for the upcoming season.

The Board of Directors on August 26, 1981 addressed the gravel parking lot at the Pavilion: “Upon motion made by Ralph Smallman, seconded by Betty Mason and unanimously approved, to proceed immediately and have the pavilion parking lot surfaced and continue to get money from various organizations to pay at least 50% of the cost.”

The parking lot was striped in October 1989 by Daniel Singleton for \$120.00 (Singleton statement Oct. 29, 1989) It is unclear whether or not this was the first time the lot was striped.

Many improvements have been made since the Pavilion was constructed. Improvements and modifications have been made in the acoustics, lighting, public address system and restrooms.

In addition to the Cortez Pavilion there are horseshoe pits and volleyball courts nearby.

### **Gazebo**

The Village Players presented Teahouse of the August Moon on stage of the Woodlands theater in the fall of 1992. The teahouse built for the play by the players was to become a model for the “Teahouse of the August Moon” gazebo that occupies an island by the Cortez Pavilion.

The Recreation Department hired Ronnie Hunter to pour a slab on the island to support the “teahouse”. The teahouse was designed and the construction supervised by Gordon McLean. Other Village Players worked on the construction: Bill Laughlin, Jeff Blakely, Bob Yeager, Norm Kastmen, Don Dwyer, Charlie May and Frank Yank (LaVilla, June 24, 1992). It was a joint Village Players and POA Recreation Department venture. The players purchased the materials at \$1,150,000, the POA provided the slab and walkway, \$956.00 and the players donated their time and expertise.

The gazebo was dedicated June 16, 1992 and the island named Cass de Te Isle. The members of the cast of Teahouse of the August Moon attended the dedication in their costumes.

The Cortez Pavilion is heavily scheduled many months in advance and the Gazebo is frequently used as resting, viewing area by residents, visitors and non-residents.

### **Beach**

Cortez Beach is located on an island on the south side of Lake Cortez at the end of Sereno Lane.

The first indication of interest in a beach is in the minutes of the Recreation Committee, May 9, 1983: "A beach for one of our lakes was discussed; problems, location, effect on revenue, proximity to pool, boat docks, coves, security, retaining of sand, on which lake, necessity of washrooms and showers, insurance, operating and maintenance costs, etc. It was suggested the Director include at least one beach in the 10-Year Plan."

There are no references to a beach in any of the Recreation Committee minutes of 1984.

A memorandum from Cindi Johnson to Terry Edwards, Director of Recreation, "estimated Cortez Beach Budget for 1985" of \$8,956 not including electricity, telephone, water, sewer and sanitation (Memo March 11, 1985)

A letter dated November 29, 1984, from Terry Edwards to the Arkansas State Health Department included a "sketch of a proposed park toilet" for the "Cortez Island, Beach House." Prior to the above request, an "application for Permit" dated July 29, 1983 was submitted to the Property Owners' Association describing a "Park toilet approximately 18 X 18 feet, wood and concrete construction with men's and women's toilets and change area, plus storage and drinking fountain. Includes plumbing and electricity. Will not be heated. Painted brown, coordinated with other POA structures. Sketch attached." (Signed Terry Edwards, April 3, 1984, Permit holder)

Additional communications show that POA employees were already constructing the "Park Toilet-Lake Cortez Island." In a letter dated August 8, 1984, from Ralph Creighton, Administrator, ACC to Terry Edwards, Director of Recreation, eight construction problems were mentioned. Creighton stated that "It has come to my attention that plumbing and electrical work at the subject building was being performed without the required inspections. This is in violation of the Rules and Regulations of the State Board of Health as outlined in Paragraphs 14.1.1; 14.1.2 and 14.2.1 of the Arkansas State Plumbing Code. On Wednesday, August 8, 1984, I visited the building site and found numerous violations of the Arkansas State Plumbing Code."

He went on to say "It is of course too late to comply with the requirement for water testing of the sewer drain system under the slab since the slab has been poured. However; it is not too late to make modifications to the system that would minimize the problem of sewer odors and potential gas explosion."

The Cortez Beach in its natural state was opened to swimming in 1983 and the Cortez Beach "toilet" was completed in 1984.

A letter to Weston Tucker, (CCI) from David Triplett dated July 9, 1985, outlined the anticipated costs of \$32,827.18 to construct the Cortez Beach restrooms, install lights, fence, excluding street improvements. Joanna Williams the recently appointed Director of Recreation had requested this information from CCI as background information for planning.

Documentation on the dates and actual costs of preparing the beach were not located. The natural beach must have been changed to a sandy beach in 1985.

An unsigned list of expenses attached to a memorandum from Cindi Johnson to Terry Edwards, March 11, 1985, shows:

Sand, gravel dozer	\$14,538
Electricity, sewer, water	3,455
Building to date	11,746
	\$29,739

The date "12-18-84" is penciled in on the list of expenses.

These data suggest that the Department of Recreation was trying to determine the cost of operation of the Cortez beach in 1986.

A handwritten 1986 budget for Cortez Beach initiated by Joanna Williams projected operational costs at \$9,470.00.

In 1996 the beach was improved with the addition of 24 cubic yards of white pea gravel by Hope Excavation, Hot Springs, at a cost of \$648.00 (Hope Excavation statement, June 23, 1996)

The steepness of the slope of the Cortez Beach causes erosion of sand. The Hope Construction, Hot Springs added "25 yards white rock, #1 grade" as a base to advance erosion, \$946.00" (Hope statement June 25, 1990).

Many improvements have been made to the Cortez beach since it was established. In 1990 an 8 x 8 feet sand box was constructed at the south end of the beach (memo August 23, 1990). The roof of the "Cortez Beach House" was re-shingled in 1996 by Anderson Roofing, Jessieville, at a cost of \$496.00. (Anderson Statement March 29, 1996)

Minutes of the Recreation Committee, April 8, 1985 show a statement from Herman Pfeifer, concerning the road leading to the Cortez Beach: "Mr. Pfeifer said the beach needs to be "dressed up", perhaps some gravel added – or redistributed – this area should be opened when the water warms. He stated that Mr. Tucker had said that Cooper would blacktop the road and parking lot area, asking if they still were going to do this. Mr. Klein will check with them to learn their plans."

The entrance road and parking lot must have been black-topped in May or June, 1985, since the July 8, 1985 minutes of the Recreation Committee show that "the police recommend no parking at the end of the Cortez beach parking lot, and that it be striped, thus permitting access for emergency vehicles."

A pole gate that could be swung open when unlocked was installed at the street entrance to the Cortez Beach parking area. The gate was locked at 10 p.m. in the beginning. But this gate as with all other locked pole gates in the Village was vandalized often.

The June 9, 1986 Recreation Committee minutes describe the service rendered by the Cortez Beach and the concurrent problems: "Joanna will check with the police, whether they are locking the gate there at 10 pm. We do have an attendant on duty. Last Saturday that parking lot was full early; most of the cars reportedly did not have Village stickers, did have Arkansas licenses. The area is used a lot by family groups. Joanna stated it is our biggest problem area, is a high liability, and generates no revenue."

On June 26, 1986, Don Wooten, Police Chief, in a memorandum to Joanna Williams said "Please advise us if you want us to lock the Cortez Beach Gate."

Joanna Williams penciled a note on Wooten's letter and sent it to Al Klein, saying "Locking this gate is not working. They take the lock. Can we just close the gate?" Al Klein handwritten response was brief, "Don't lock it."

Vandalism continued but apparently was much reduced, but the Cortez Beach problems persisted.

The September 14, 1987 minutes of the Recreation Committee indicate that consideration was given to “doing away with the beach”.

As time past the vandalism was tolerable and the Cortez Beach continues to be heavily used by residents, visitors and non-resident families.

The Cortez Beach area has mounted grills, picnic tables and a walking trail near the beach. The beach area and the island remain the property of CCI.

## **BALBOA PAVILION AND BEACH**

### **Pavilion**

The requests for outdoor space for picnics, weddings, golf outings and many other activities continued to increase as the population of the Village increased. The Cortez Pavilion that opened in 1981 was unable to meet the demand.

The need for another larger pavilion was a topic of conversation throughout the Village but the Recreation Committee minutes indicate that a site to locate a pavilion was not easily to be found.

During 1993 the Recreation Committee and Joanna Williams recommended a site on the south side of Lake Coronado. According to an article in the January 19, 1994 LaVilla News,

“The proposed Coronado Pavilion will be located on a twelve-acre site with ample parking. It will be adjacent to the Coronado Lake side trail and boat launching ramp.”

Specifications for the construction of the Coronado Pavilion were prepared and a “Rendering of Lake Coronado Pavilion” was prepared by Carlion Seekatz, In. Glenview, IL \$330.00. (Requisition Sept. 9, 1995)

The residents in the area of the proposed location of the Coronado Pavilion strongly opposed locating the pavilion in a residential area. They petitioned the Recreation Committee, Joanna Williams and the Board of Directors, citing many reasons – noise and traffic being primary.

On November 30, 1995, several members of the Recreation Committee, Phil Horn, Dave Frieze, John Weatherwax, Dick Gamble, and Joanna Williams met “to review the proposed Coronado Pavilion site in the Murillo area and the relocation of same.” The committee reasoned that “Its access be the only one that would access through a subdivision.

. . . the noise factor and parking . . . reasons for not endorsing the Murillo location.” (Unsigned, undated document). The committee continued saying that “it will be recommended to the POA Board that they rescind . . . Murillo location and authorize our committee to pursue Lake Balboa location.”

During this early planning period the Board and staff encouraged individuals and organizations to contribute funds to help pay for the “Coronado” Pavilion, as they had done for the Cortez Pavilion. An unsigned, handwritten compilation of “contributions to ‘Coronado’ Pavilion 1993-94 indicated that \$6,990.00” had been received. The Village Players on July 3, 1994, sponsored a show “Bits and Pieces ‘94”, raising \$2,224.00 (Memo Joanna Williams to Al Klein, July 7, 1994)

Joanna Williams suggested an alternative area near the Balboa Marina. Initially consideration was given to locating the Balboa Pavilion on the secondary spillways on the dam. The Arkansas Game and Fish Commission explained that such construction would weaken the dam, hence was not permitted.

A site very near to Ponce de Leon Drive and the Balboa Marina was selected and borings showed it to be a feasible site for construction.

Detailed specifications were prepared by Joanna Williams for the “Proposed Balboa Pavilion.” (Memo May 9, 1996) The specifications were reviewed by staff and the Recreation Committee and prepared for distribution to prospective contractors. (Memo Feb. 12, 1997) The following were specified with explanatory notations:

Accommodate 38 tables; 8 per table

Accommodate 300 individuals

Concrete slab; no steps

Rock fireplace

Two lockable restrooms; one public

Sound absorbing ceiling

Overhead lighting and fans

Sound system installation; owner furnishing system

Lockable storage room

Two companies submitted bids: Jack Moore Construction \$284,650

Hill and Cox Corporation \$216,368

Hill and Cox included three alternates to the above bid.

Option 1. Use a Butler MR-24 standing seam roof with 26 skylights at \$33,380 reduced the bid to \$182,988”. (Expenditure Authorization Dec. 9, 1997)

The Board of Directors had previously approved the site and provided guidelines for the staff. The minutes of the regular Board meeting July 23, 1997 show that “Dave Schores MOVED that we approve the recommended site for construction of the new pavilion on Lake Balboa, located between the Marina and the boat ramp, and request staff to bid design plans and cost estimates for final approval by the POA Board, so that construction on the new pavilion can proceed to completion in 1997.”

The minutes go on to state that: “Ed Hearn MOVED to amend the motion to instruct the staff, working with the Construction and Maintenance Committee, to include in this review adequate provisions for the required parking at this facility.”

The Board of Directors at its December 17, 1997 meeting approved the Option 1 bid of Hill and Cox in an amount of \$182,368. Dave Johnston, General Manager, signed the authorization with a notation that an additional \$50,000 was approved for parking.

Construction of Balboa Pavilion was completed in 1998 at a total cost of \$182,988. It has an area about 8,000 square feet and includes six ceiling fans, eight overhead lights centrally located, 10 perimeter overhead lights, 26 skylights, 38 steel tables with attached seats for eight, two lockable restrooms, one public restroom, storeroom, fireplace with two grills, and two speakers mounted on ceiling supports. (File data.)

In the later part of 1998 cracks and honeycombing appeared in the slab of the Balboa Pavilion. This was of concern to the staff and members of the Board of Directors.

At the February 24, 1999 meeting of the Board of Directors, "it directed the staff to direct the contractor to perform the following items: Repair the two keyways that are spalling badly, grind down the dance floor and remove the delaminated layer, put on a high quality epoxy paint finish to improve the appearance of the slab, repair the honey combing at the edges for improved appearance, accept the five year extended warranty and pursue a re-inspection of the slab at the end of the fourth year. Hill and Cox, the Contractor on this project, has complied with all of the above." (Action Report to Board of Directors from Joanna Williams and Dave Johnston, April 28, 1999).

The POA stated that "Hill and Cox Corporation will warranty the concrete slab at the Lake Balboa Pavilion from structural failure for an extended period of five years from the date the foundation and slab was completed. May 1998 til May 2002."

The letter continued by indicating "A Hill & Cox representative and a HSV POA representative shall meet at the end of four years, May 2002 and make an inspection of the concrete slab for any structural failure. Any structural failures will be repaired at no cost to the HSV Property Owners' Association."

The steel picnic tables were purchased by the POA following construction of the building. The "Authorization for Expenditure, June 17, 1998," specified "39 picnic tables 8' long." The quotation was sent to five sources on May 12, 1998.

Only three companies submitted bids by opening date, June 4, 1998:

Southern Aluminum Mfg. Inc.	\$392.91 each
Adirondack Direct	\$392.90 each
Renaë DaVares	\$452.51 each

The bid of \$392.91 by Southern Aluminum, Magnolia, Arkansas was accepted; the Board of Directors approved the expenditure at its regular Board meeting June 24, 1998.

### **Parking**

Plans for parking and lighting the Balboa Pavilion area were in progress as the Pavilion was under construction.

It was necessary to install curbing and a handicapped accessible sidewalk alongside the Pavilion. Specifications for "730 lineal feet of curb and gutter and 122 square yards of 4 inch thick sidewalk 5 feet wide" were sent to contractors. (Authorization Expenditure August 5, 1998)

Two contractors submitted quotations:

Laguna Concrete Construction-	\$11,000.00
Garner General Contractor -	\$11,485.00

The Laguna Co. bid was approved by the Board of Directors August 12, 1998.

During the installation of the curbs, gutters and sidewalk, plans were underway for preparing the area for asphalt surfacing. Some old asphalt had to be removed. The POA contracted with "Hope Construction and Excavation, Inc. for \$9,850.00 to

... score, cut and remove old asphalt from driveway at entrance

... score, cut and remove old asphalt from drive at boat launch and ramp area

... layout and rough-in sub-grades

... remove existing 80 feet of concrete pipe and machine tamp fill

... cut out area west of boat ramp for handicapped parking area." (Hope Construction, Oct. 10, 1998)

When this project was finished, consideration was given to bids for asphalt surfacing of several areas, which were under study in May, 1998.

The POA submitted specifications for application of asphalt surface in four different areas in the Village, soliciting a package bid. The Balboa Pavilion Parking was bid by each contractor:

Statewide Asphalt	\$67,233.00
B & H Asphalt	\$97,643.50
Spa Construction	\$133,579.00
Lasiter Asphalt	\$106,577.00

Statewide Asphalt requested an additional (\$5,105 for 10,210 square yards of preparation, making a total of \$72,388. The POA negotiated a final contract price of \$70,500 (Statewide Proposal Notes June 18, 1998)

The parking area at the Balboa Pavilion area was striped in 1999. The POA contracted with River Valley Striping, Alexander, AR for \$999.00 to layout and stripe the parking lot. (Riverwalk Proposal May 5, 1999). The contract stipulated: "160 spaces, 10 feet wide, 18 feet long, 20 spaces, 10 feet wide, 40 feet long, 15 handicapped spaces – blue square white symbols. Approximately 4,500 feet of striping."

This parking area serves boat trailers, picnickers, and swimmers at the Balboa Beach, as well as groups who use the Balboa Pavilion.

The parking area is used at night as well as during the day. For convenience and safety, the POA installed lights after the Balboa Pavilion was constructed.

The "Request for Quotation", includes specifications to be sent to contractors, requesting a "turnkey job for material, labor and installation of parking lot lights at Balboa Pavilion, 476 Ponce de Leon Drive." (Request, July 30, 1998). It stipulates four square tapered bronze, steel poles 40 feet high, 14 each 400 watt high pressure sodium flood lights and one timer to control all lights.

Four companies submitted bids:

McGrew Electric	\$15,800
Gilliam Electric	\$16,200
Kaufman Electric	\$21,640
Gigerich Electric	\$21,150

The contract was awarded to McGrew Electric in August 1998 having received Board approval the expenditure August 26, 1998.

The Balboa Pavilion parking area is well lighted and heavily used.

## **Beach**

The precursor to the Balboa Beach was a swimming area near the Balboa Dam. The Lake Use Committee of the Recreation Committee asked "Mr. Klein to immediately rope and mark area being used along Balboa Dam. Balboa Dam site could provide excellent beach and pavilion locations . . ." (Minutes June 22, 1993). This area was soon recognized as having a steep slope and deep water.

A Special Meeting of the Recreation Committee July 20, 1993 recommended that a small cove for swimming should be roped off adjacent to the "auxiliary" spillway of Lake Balboa. The Board of Directors at its meeting agreed with the Recreation Committee's recommendation. "Ed Hearn moved that the Board establish a swim area on Lake Balboa to be delineated by buoys."

Balboa Beach was built in September 3, 1993. "The ground was leveled, city pit compacted, rope strung, buoys placed – cost \$1100.00" (Note Sept. 10, 1993) Miller Chemical Co., Hot Springs, provided "500 ft. ½ " pool rope (\$135.00) and 65 locking 5" x 9" floats (\$292.00)" (Miller Invoice Sept. 10, 1993)

Prior to the opening of the beach Sept. 3, 1993, Hope Excavation, Hot Springs" worked the area . . . cleaning new beach area, leveling, spreading a base layer for pre gravel usage." Hope Excavation applied "1136 yards white special run gravel, \$1,370.00. (Hope Excavation Statement August 26, 1993.)

In 1994 Balboa Beach was improved by the addition of white sand mixed with white pea gravel on an area 300 ft. by 25 ft., \$1,650.00 (Hope Excavation Invoice May 18, 1994)

In 1999 Balboa Beach was refurbished and improved. Request for Quotations were sent to seven contractors stating work to be completed. The work included improvement of drainage, removal of rocks, leveling by transfer of soil and addition of white sand to entire beach (approximately 400 X 25 ft.) Hope Construction and Excavation expanded and restructured Balboa Beach, \$6,382. (Quotation July 29, 1999)

A small building to serve as a shelter was moved to the Balboa Beach in 1995. This building was moved from one of the cluster mailbox locations.

## **TRAILS**

Since 1980 the Department of Recreation has planned and had built approximately 20 miles of trails. As this history is written more walking trails are under construction in forested areas where it is scenic and safe.

In 1980 the Recreation Committee reported that "The Audubon Society is working with the Home Owners' Association and ACC and C & M Committees in establishing walking, jogging, bicycling trails in areas which are available and appropriate for this activity." (Minutes Feb. 11, 1980)

The system of trails in the Village not only provides areas for walking, and nature study, the multi-purpose trails also accommodate golf carts, keeping them off of the busy, hilly streets.

The chart, displaying the Chronology of the Development of the Trails System in the Village shows that there has been regular construction of trails for more than 25 years in the western half of the Village.

In the text that follows, each trail will be noted as to function, location, and special features.

### **DeSoto Marina to Malaga Way 1981--- 13,000 ft.**

The first multi-purpose trail to be constructed extended from the DeSoto Marina to Malaga Way with a branch leading to the DeSoto Golf Course parking lot. Golf players and walkers shared usage of the trail from sixth hole to the seventh tee of Desoto Golf Course.

This trail was constructed on POA land, CCI reserved property and some property owners lots. Even though the trail was constructed in 1981, the issue of the trail on privately owned lots was not resolved until 1988.

The minutes of the Board of Directors August 24, 1988 set the stage for negotiations. "Don Urquhart drew a sketch of the present path as it exists. The Board gave each affected property owner an opportunity to be heard on the subject. Mr. Gourley presented seven alternatives to the problem. All property owners were in agreement with the proposal to take the trail around lots 16 and 17 and leave the trail as it presently exists on 19, 20 and 21. They agreed to sign a legal option granting an easement across their property. The Board will consult with the P.O.A. Attorney and try to resolve this matter."

At the next regular Board meeting the trail/private lot problem was further explained: "President Mills brought the audience up to date on the Malaga Cart path. He stated that two property owners had purchased the lot from Warren Griffin and that all other property owners wanted the cart path left on their property as it is now. Don Schnipper will take the legal descriptions and write up easements for these property owners to sign." (Minutes, Sept. 28, 1988)

Easements were prepared by Don Schnipper and signed by affected property owners in November. On November 23, 1988 Roy Swanson signed an easement permitting the multipurpose construction and maintenance on the following land: "A part of lot 20, block 2, Santa Cruz Subdivision." Soon thereafter P. Lawrence Beyer and Martha H. Beyer granted an easement for the trail on "a part of Lot 18, Block 2 of Santa Cruz Subdivision." (Easement, Nov. 4, 1988)

This 13,000 (430 yards) multipurpose trail was heavily used as soon as it opened. It is truly a multipurpose trail, being used regularly by golf carts and walkers primarily.

In 1998 this trail was extended from Malaga Way along Mill Creek to Barcelona road where stairs were installed leading from the trail to the roadway.

#### **Calella 1982--- 1,647 ft.**

When the first trail leading from the DeSoto Marina to Malaga Way, the east side of Calella Road served as a trail across the bridge over Lake DeSoto. The Calella Trail was constructed along the east side of Calella from bridge to Tomino Way, South Pego and Santa Maria. This trail provided residents in this area walking or golf cart access to the Desoto Marina, DeSoto Golf Course, and DeSoto Center. It also helped to keep golf carts off of Calella Road.

#### **Nature 1982---1,320 ft.**

This trail was constructed by residents of the Village. The Village Pines Garden Club members were active in construction and maintained the trail until 1989. It begins in DeSoto Park which is north of DeSoto Blvd., west of Toledo Dr., and below the DeSoto Lake dam. The trail remains primitive as it extends northerly across two small drainage areas and loops around the hill, providing some strenuous walking.

The area around the trail contains numerous varieties of plants and many kinds of animals.

Lucille Christian of the Village Pines Garden Club prepared an illustrated paper, "A Guide To Flowers On The Nature Trail." The illustrations were prepared by Bernice Miel.

The guide is well done, including flowering trees and shrubs as well as wild flowers. The guide is undated, but probably prepared in mid-eighties.

#### **Handicap Fishing Pier 1983---2,000 sq. ft.**

This area west of Calella and adjacent to the first multi-purpose trail that was constructed, provided an area where handicapped persons could fish and observe nature. Many, non-handicapped residents use the area for parking while they walk the trail and children use the area for fishing.

#### **Santa Maria to Cortez Golf Course 1983---12,973 ft.**

This multi-purpose trail was intended to provide access to Cortez Golf Course for residents in the Santa Maria area without having to drive golf carts on Barcelona Road. The pea gravel and seal path was constructed along the north shoulder of Barcelona Road to Cortez Road, on the east shoulder of Cortez Road to Doscientos Way and Doscientos Way to Cortez Golf Course near the 12<sup>th</sup> Green. This trail was heavily used.

In years to follow this trail became a part of Barcelona Road, being paved and clearly marked as a cart path trail. The Cortez segment of the original trail also was paved and marked as cart path.

#### **Emperado to Sonora 1984---1,661 ft.**

This is another trail intended to keep walkers and golf carts off of DeSoto Blvd. The trail follows along the north side of DeSoto from Emperado to Sonora. Residents and visitors use the trail to access the DeSoto Games area, DeSoto Tennis Courts, Miniature Golf Course, and DeSoto Golf Course.

During the July fourth fire works at DeSoto Golf course, this trail is jam packed with walkers and golf carts.

In 1990 the Recreation Department installed a stop sign at each end of the trail to alert walkers the trail was entering a street.

This trail has been re-sealed and re-chipped and had some pot holes repaired.

#### **Calella to Barcelona 1984---7,128 ft.**

This multipurpose trail was an additional effort to provide a path for golf carts and walkers, attempting to provide a trail that would be safer than Santa Maria. The trail was built on the south shoulder of Santa Maria from Calella to Barcelona where it connects to the Santa Maria/Cortez Golf Course trail.

A spur off the main trail was extended to Onda Lane, a connection to Tomino Way.

This trail is near to the homes of many residents who live on or near Lake DeSoto. In general the trail is near to densely populated areas of the Village and is heavily used.

As with the trail along Barcelona Road, The Santa Maria trail became an integral part of the road, being paved and clearly delineated as a trail and cart path.

#### **DeSoto to Barcelona 1984---5,545 ft.**

Efforts continued by the Department of Recreation to extend and interconnect the multipurpose trails.

The trail on Carmona Road from DeSoto Blvd. to Barcelona Road was heavily used by golf carts traveling to and from Cortez Golf Course. Because of this heavy cart traffic and auto traffic, this multipurpose trail was planned.

The trail was constructed on the shoulder on the east side of Carmona Road from DeSoto Blvd. to Barcelona Road where it intersects with the trail system on Barcelona and Cortez Road trail. Because of the long upward slope of the trail, it is not popular for walkers.

The steepness of Carmona Road leads to erosion of the shoulder and trail. The trail was repaired in 1987 and in 1988.

The DeSoto to Barcelona trail along Carmona Road in 1990 was paved and clearly marked (striped) as a trail and cart path.

#### **DeSoto Center Spur 1986---400 ft.**

To provide walkers and golf carts with access to DeSoto Center from Los Lagos and from the trail that leads from DeSoto Marina to Malaga Way, this short multi-purpose trail was constructed. Initially it was used heavily by carts enroute to DeSoto from the townhouse and other nearby areas. Walkers often park at DeSoto Center and walk this path to the Marina. Occupants of Cooper Timeshare units walk the trail.

#### **Gerona Wilderness 1986---811 ft.**

Wilderness is an apt name for this trail. The trail enters a heavily wooded low area to the north of Fresno Road in the Gerona Subdivision. For the nature, wilderness lover, this trail is rewarding. The trail branches and loops through wetland and brooks in a very dense forest.

Walkers and hikers have to use the Wilderness Trail primarily in the fall and spring. The trail was meant to be natural, therefore maintenance has been only enough to correct dangerous situations.

#### **Barcelona Walking 1987---1,584 ft., 1990--- 1,930 ft.**

This trail was built in two segments resulting in a walking trail of 3,514 feet. It follows along the east side of Barcelona Road from Alcantara Lane to Segovia Drive, intending to keep walkers off of Barcelona Road.

In 1987 the trail was opened from Malaga Way to LaCanada. This was the middle segment of the trail 1,587 l.f. in length.

In 1990 the trail from Alcantara Lane to Malaga Way and from LaCanada to Segovia Drive were opened, completing the trail.

Originally this trail was built exclusively for walkers. After the completed trail was opened, it was paved making it now a multi-purpose trail.

#### **Calella to Emperado 1988---800 ft.**

Previously a trail from Emperado to Sonora had been constructed along the northside of DeSoto.

The multipurpose trail from Calella to Emperado connected DeSoto Center with areas near Sonora. This was to keep walkers and golf carts out of the DeSoto Calella intersection by providing a safer path for everyone.

Residents, renters and visitors in the Valencia Courts townhouses make frequent use of this trail to access the Small Games Area.

#### **Calella Walking 1988---2,100 ft.**

This walking trail extends from Segovia Drive to Barcelona Road along the west side of Calella Road. The multipurpose trail on the east side of Calella from the bridge to Tomino Way essentially connects with this walking trail which is across Calella at Segovia Drive.

The Calella Walking Trail is restricted to walkers. Signs prohibiting carts mark the trail at each end.

#### **Lake Coronado Walking 1989---1,769 ft.**

This walking trail was not connected to any other section of the trails system. The trail is between Murillo Way and Lake Coronado east of the boat launching ramp area. The trail makes a loop with one leg of the loop near Murillo Drive and the other nearer the lake.

Persons who cannot take strenuous walks can and do use this trail since there are no steep inclines and it's a short walk.

#### **Cedar Creek 1993---3,280 ft., 1996---2,830 ft., 1997---2,930 ft.**

The Audubon Trails Committee of the Hot Springs Village Audubon Society proposed the construction of the Cedar Creek Trail below Coronado Lake Dam east of Minorca Road in the flood plain of Cedar Creek.

The Audubon Trails Committee – Jim Dumright, Don Dunnington, Josie Farrell, Miles Ginter, Lou Leonatti, Helen Pfeifer, Herman Pfeifer and Bob Swanson asked the membership of the Society to support the Committee's proposal to assist the POA in financing the construction of "a new Village Walking-Nature Trail." (Leonatti undated memo)

The POA Trails Committee at its April 1992 meeting supported the Audubon Committee's recommendation and recommended to the POA that funds be budgeted in 1993 to construct Cedar Creek trail.

The land in the Cedar Creek flood plain was CCI reserved property. Al Klein, General Manager requested permission from Cooper Communities to develop the trail on its reserve property. CCI gave the POA approval with the understanding that the title to the land remain with CCI.

Cedar Creek Trail when completed consisted of three interconnected sections: Bluebird, Kingfisher, and Mourning Dove trails.

#### **Cedar Creek, Blue Bird**

The entrance to the three trails is common and is on the east side of Minorca Road by the bridge over Cedar Creek. As will be noted later a second entrance to Mourning Dove Trail is located on the east side of Minorca Road near the intersection of Coronado Drive.

Bluebird Trail forms a loop on the north side of Cedar Creek. One leg of the loop follows closely to the Creek, the other leg farther north near the hillside. Bluebird Trail which was built in 1993 is 3,280 ft. in length with two concrete low water bridges and one wooden bridge.

Bluebird Trail, which is in flood plain of Cedar Creek, has been flooded following heavy rain upstream. The overflow from Lake Coronado enters Cedar Creek west of Minorca Road.

Flood damage occurred in late 1993. Hope Construction repaired the trail for \$1,505.00. In April 1994, Hope Construction replaced a culvert and rerouted the creek for \$120.00. Hunter Construction in November, 1995, constructed concrete walks with sloped aprons over culvert pipes, which had washed out repeatedly, at a cost of \$5,200.00.

Bluebird Trail was very popular from the outset. It was heavily used as soon as it opened.

#### **Cedar Creek, Kingfisher**

Kingfisher Trail which is 2,830 ft. in length was constructed in 1996, is located in the flood plain on the south side of Cedar Creek. The two trails connect via bridge over Cedar Creek near the eastern end of Bluebird Trail. As with the Bluebird Trail, one leg of Kingfisher follows closely to the creek, the other leg is further south, encompassing a large area of gently rolling land some of which is wet. The Kingfisher Trail is 0.6 miles long, slightly shorter than Bluebird.

This trail is used regularly by walkers for exercise and for nature study.

#### **Cedar Creek, Mourning Dove**

The Trails Committee in a memo dated October 29, 1996 to the Recreation Department said that "The Trails Committee found the proposed extension to cedar Creek Trail will enhance and promote the use of Cedar Creek Trail. It has an easy gradual incline that can be walked by anyone- - -."

A rough sketch accompanying the memo showed the location of the trail on common property along a small creek and an old logging road extending north northwest from Bluebird Trail.

Joanna Williams in 1997 submitted a request for \$14,880 to construct "Cedar Creek Trail Extension III: Trail beings off of the North side of the existing Bluebird Trail around Tomelloso Lane and going West between Tomelloso Way and Pamplana Way to Minorca Road for approximately 3000 feet." (Authorization Form, April 23, 1997)

Requests for bids went to six construction contractors: Hope Construction was the successful bidder in an amount of \$14,880, including installation of seven culverts. Mourning Dove Trail intersects Bluebird Trail about the middle of the north leg and extends to Minorca Road about 100 yards south of the Coronado Drive-Minorca Road intersection. There is considerable wet land along the small creek on the east and northeast side of the trail which is 2,930 ft. long, extending north northeast from Cedar Creek.

Walkers who are capable of walking the Mourning Dove Trail frequently park by Cedar Creek and walk part of Bluebird before making a round trip on Mourning Dove. There have been some requests by walkers for a trail along the east side of Minorca connecting the two trailheads, but no plans have been developed for such a trail.

The three trails, Bluebird, Kingfisher and Mourning Dove continue to be popular walking and nature areas. The Hot Springs Village Audubon Society members have tagged the most common species of trees along Bluebird Trail. In addition the Recreation Department have installed several benches, sponsored as memorials by residents.

#### **Magellan Beaver Dam 1998---1,800 ft., 2000---extension**

The Hot Springs Village Audubon Trails Committee at its August 6, 1997 meeting prepared a recommendation to the POA Trails Committee, concerning the development of the "Magellan Wetlands." An accompanying sketch showed a trail below the Balboa Dam on northeast side of a wetlands caused by trickle flow through valve from Balboa Lake and outflow from the flume of Cedar Creek Sewage Treatment Plant. The sluggish creek (Cedar Creek) had two beaver dams which impounded pools where semi-aquatic vegetation and animals were common.

The northeast side of the wetlands bordered the 13th hole of the Magellan Golf Course and by the Balboa Boat Storage area, therefore, CCI and POA lands were involved. Don Jensen, Superintendent of Magellan Golf Course maintenance and David Harper, Lakes Manager, stated and marked POA land and CCI gave permission to use its land.

The Recreation Maintenance crew cleared the trail area that had been marked by members of the Audubon Society, that also provided funds and labor to build the trail. POA provided labor, equipment and hauling of materials.

The first section of the trail, 1,800 ft. was constructed in 1998 and opened in March 1999. The trail was extended in 2000 to the creek that carries overflow from Balboa Lake through Magellan Golf Course. The water from this creek enters the south fork of the Saline River.

People interested in observing wildlife and nature, in general, have used the trail regularly. There are some short spurs from the main trail that lead to good observation stations near pools of standing water.

The members of the Audubon Society assumed the responsibility for maintaining the trail until 2002.

#### **Coronado Fitness 1984---2,640 ft.**

The Coronado Fitness Trail is unique in the Village trail system. It encircled Coronado Center. It was by Ginsberg and Spa Construction at a cost of \$9,300; the trail was granite chip and seal surface.

The trail was intended to be a walking as well as a fitness trail, therefore, there were nine exercise stations, each with a sign and instructions. The exercise stations were not often used and the maintenance was difficult and costly. The stations were abandoned in 1995. Since 1995 the trail has served only walkers.

In 1993 the trail was moved north to accommodate construction of tennis courts. After the tennis courts were constructed, the trail needed restructuring. In 1996 Hope Construction reconstructed the Coronado Walking Trail at a cost of \$3,750 and Spa prepared base, sealed and surfaced the trail for \$6,193.75.

The Coronado Walking Trail is used by visitors and residents from the surrounding townhouses.

#### **Audubon Bird Walk**

In 1982 the Audubon Society requested a trail for bird watchers. The Recreation Department constructed a 300 foot trail from South Badalona Drive near the junction with Segovia Drive, extending southerly west of Calella Road. The trail was natural, no surface materials, only a few stepping stones in ditches.

The trail was to be maintained by the Audubon Society, but it proved difficult and brush and weeds soon made the trail undesirable. It was abandoned in 1989.

#### **DeSoto Spillway 1984--DeSoto Park to Spillway**

The Audubon Society constructed a small enclosed structure to use to photograph birds, a bird blind south of the entrance road to DeSoto Park near the low water bridge. The Recreation Department graded a path along the sewer line from the blind to the spillway. The "bird blind" was abandoned in 1989.

**DeSoto Spillway 1994**

The old path from the Audubon "Bird Blind" to the DeSoto Lake spillway, which was abandoned by Audubon Society, was refurbished as a walking trail. It is a steep, rocky trail that is not easily walked.

In 1985 runoff from heavy rain damaged the trail, requiring the installation of a culvert. Recreation Maintenance personnel reworked the trail making it easier to access the spillway in 1996.

**Lake Balboa Spillway 1999--5,044 ft.**

This walking trail accommodates those persons wanted to view Lake Balboa with an unobstructed view. The entrance to the trail is at the far end of the parking lot of Magellan Golf Course near the golf art barn. The trail is an elongated loop on the dam extending from the primary spillway to the limited service spillway. The leg of the trail is on the dam, the other below. There are benches for resting and viewing the lake. This trail was proposed originally to have the return leg of it through timber land owned by CCI to a parking lot near Ponce de Leon Drive. CCI declined to provide the land except to a 501C3 organization. Therefore the trail was changed to the present location.

**Hernando 2000 – 8,200 ft.**

Hernando Trail has been in the trails system planning process for several years. It was planned to extend from Cortez Road to Carmona Road, extending east to west along the north side of DeSoto Blve. About 2.5 miles.

The trail was to be constructed in sections, depending on available funds. On November 11, 1999 authorization for major expenditure in amount of \$20,000 was approved by the Board of Directors November 17, 1999. Hope Construction was awarded the contract with the plan to construct the entire 2.4 mile trail as funds were available. During a three year period, notes on the authorization project a total cost of \$79,04.76.

The November 11, 1999 document authorized \$20,000. A note added: "we will build the trail as far each year as the amount budgeted. Hope Construction said he would hold these prices until the trail is complete."

The first section of the trail from Cortez Road to Fresno Road, 8,200 feet, was completed and opened in 2000. The trail head is located at the parking lot of the Doctor's clinic near Good Samaritan Campus. As this history is being written construction on the next section of the trail is underway.

The trails system in the Village is lauded by those residents who enjoy walking and the out-of-doors in general. It is predictable that construction of trails in the Village will continue as funds become available and suitable locations are identified.

CCI constructed a 2,195 ft. blacktopped trail within the Herradura subdivision. The only trail CCI built.

**LAWNBOWLING, BOCCE, HORSESHOES****Lawnbowling**

When Cooper Communities, Inc. constructed Coronado Coronado Center in 1976, a Lawn Bowl Court was intended for the lawn area south of Coronado Center. This area proved to be unsatisfactory because of patchy grass and irregular surface, therefore the bowlers moved indoors.

Lawn Bowling was a reality in the Village in 1978. The bowlers used Coronado Center carpeted area for a "court". (Village News, July 15, 1981). Bob Linrothe, Al Siegrist were the original instructors. "Lawn Bowling or bowling on the green, as the game is called in England, is played on a court of "grass" which is 120 ft. by 120 ft. square. A rink should be not more than 19 ft. or less than 14 ft. wide. The "bowls" are rolled at the target – a white ball (the "Jack") that had previously been rolled and centered on the rink" (Undated, unnamed flyer on Lawn Bowling).

The Village lawn bowlers asked for an outdoor rink, since bowling in Coronado Center was not satisfactory. On July 14, 1980 the Board of Directors approved \$21,000 to clear an area for lawn bowling. Construction began soon after Board approval.

"The base for the lawn bowling is down, it is staked out, and there should be someone available in about 10 days for the precision concrete work. (Minutes Recreation Committee, November 7, 1980). The January 12, 1981 minutes state that "The lawn bowling rink is scheduled for completion the middle of February with the exception of carpeting and lights. The playing surface is completed and covered for protection during the winter."

The Village green (bowling court) was 120 X 60 ft. and included four lanes 14 ft. wide. The court was much smaller than regulation size.

Interest in Lawn Bowling and the need for refinement of facilities increased.

The June 8, 1981 minute of the Recreation Committee indicate the bowlers concerns: "Al Siegrist, President of Village Green Bowls Club, briefly outlined the lawn bowlers facilities and needs. The lights at the facility are ready, waiting for AP&L to install the electric service. They are presently storing their equipment in the Community Center, and do need storage/toilet facility. Their goal is for a building at least 12' x 20', with men's and women's washrooms. They could settle for porta potties, trailer or something between."

In the summer of 1981, the Lawn Bowling Club requested inside facilities for instruction of youth. It was the consensus of the Committee inside facilities cannot be made available for them, and that they will have to use their outside rink. The Director stated that the shelters at both ends should be installed by the end of next week, the lights could be installed within two weeks." (Rec. Committee minutes July 13, 1981)

In 1981, forty-one Villagers, both men and women were members of the Village Green Bowls Club and 15 additional people meeting with the Club, trying to learn how to control the bowls. At this time Hot Springs Village had the only Lawn Bowling Green in the state (Village News, July 15, 1981). Even though facilities were not as complete as desired, The Village Greens Bowl Club continued to increase in membership and participation. By 1985 the Club members were very active.

“According to the Sept./Oct. 1985 Village News, “The club currently has 81 members and this year became affiliated with the American Lawn Bowls Association. On September 20 and 21, the Village Green Bowls Club will host the First Annual Arkansas State Lawn Bowling Tournament. A contingent from Cherokee Village is expected to take part.”

Due to wear and tear from bowling and weathering, the lawn bowl court was in need of repair. By 1987 repairs were underway.

“A March 2, 1987 contract showed that “The base of the Lawn Bowling Court was repaired and new carpeting installed by Surfmark, Inc. in August 1981, for \$13,700.” The Board of Directors had approved the expenditure March 25, 1987.

Inadequate lighting continued to be a limiting factor for the bowlers.

The Lawn Bowling lights were improved in 1992. The existing lights were lowered and additional pole of lights added. Arkansas Power and Light, golf maintenance crew, Mor Electric Co. and recreation staff worked together to accomplish this project which cost \$1,051.97 (service order, July 1, 1992)

The desire for a regulation size bowling green by the Village Green Bowls Club was ever present among the members. The Recreation Committee “met with Village Green Bowls Club to discuss moving their green to a golf course.” (Memo Joanna Williams, Dec. 14, 1989) The Club recommended a site at each golf course that could be used for a bowling green. Discussions continued, but golf course sites were deemed undesirable.

The discussion of possible bowling green sites intensified as consideration of the Coronado Center bowling green site was being viewed as desirable for expansion of the parking area.

On June 14, 1993, the Village Green Bowls Club in a memorandum to the Board of Directors and Joanna Williams submitted a proposal, stating “We request that a full-sized lawn bowling green be constructed at the present site of the DeSoto Ball Field.”

Prior to the Clubs request, Joanna Williams had submitted to the Board of Directors Work Session (May 19, 1993) a recommendation to convert the Ball Field in the Desoto Park to a regulation size bowling green. Listed in her memorandum were attributes of the DeSoto ball field; “rest rooms, parking, lights, bleachers, 12’ by 12’ club house with sink, deck with cover, fenced area, minimum preparation required.” The cost estimate for the total project was \$36,000 in 1993, 1994.

The Board of Directors July 28, 1993 approved the recommendation of the Recreation Committee “to move the lawn bowling court to the old ball park and use the \$14,000 --- appropriated in preparation and final construction.”

The lawn bowling court (green) was constructed by Hope Construction and staff of the Recreation Department. Construction costs were \$27,915 (Hope Invoice Aug. 27, 1994).

Southwest Recreational Industries provided the “Stadia Play Grass” for the 120 ft. x 120 ft., eight lane bowling green, total cost \$14,682. (Joanna Williams memo Nov. 9, 1994).

The new bowling green opened in October 1995. The Nov. 29, 1995 issue of the LaVilla News described the opening event.

“Monday, Oct. 30, members of the Village Green Lawn Bowlers Club gathered with many other Villagers, visitors and members of the Parks and Recreational Dept. to commemorate the opening of the new bowling “green”. During the gala ribbon cutting celebration, Sandy Welter, VGLBC president, gave special recognition awards to Director Joanna Williams and others of her staff who were instrumental in completing construction of the new facility. Receiving certificates of recognition were Carl Gaston, Norman Meredith, Jim Harper, Dave Harper and Supervisor, Jay Meeks.”

Another building for storage of materials was added south of the bowl green. When the buildings at the cluster mailboxes were no longer needed in 1995, one of these buildings was moved to the lawn bowling site.

The members of the Club have made many improvements in the lawn bowling area. Pat Spooner, a member of the Club, provided the leadership to involve artists to paint a mural. The November 1998 newsletter “On the Bias” published by the Village Greens Bowls Club reported that “Pat Spooner, president of the Ouachita Decorative Artists, and the members of the club accepted the challenge with enthusiasm. As a result, the equipment building now displays a mural that captures all the color and natural beauty of nature as it exists in the area that surrounds Hot Springs Village.”

After five years of regular use, the lawn bowling carpet was wearing and becoming uneven. The Board of Directors approved an expenditure of \$37,246 to replace the carpet on the bowling green. (Minutes, April 19, 2000).

The Village Green Bowls Club remains a very active group and the Lawn Bowling Green continues to be used regularly by many members.

## **Bocce**

Bocce is relatively new in the Village, even though the game was played “as far back as Roman times as well as in Egypt along the Nile where --- nearly perfect round stones --- were used in the game” (Village News, Sept./Oct. 1998)

The Bocce Club of Hot Springs Village was formed in the Spring of 1997 primarily through the efforts of Bobby and Wanda Giordano. By the end of 1997 the Bocce Club had 69 members and in 1998 it became a member of the Midwest Bocce League.

In 1997 a Steering Committee was established. It appointed officers: Bobby Giordano – President, Ron Petti – Vice President/ Seceratry, Wanda Giordano - Treasurer.

In 1998 “the Steering Committee was voted in as the Board of Directors; the officers remained the same.” (Personal Communication, Giordano).

The Club members have played on a five lane court on the surface formerly used by the Lawn Bowling organization until 1995.

Bocce game is not complicated but is challenging. The 1998 Village News article describes the game: “Two teams occupy each of the five lanes on the court with each team having members at each end. A smaller ball, called a “pallino,” is first tossed onto the lane and has to stop within an area designated by two white lines painted on the side boards that create the lanes.”

The teams try to roll their bocce balls closer to the pallino than their opponents.

The Village Bocce Club was invited to participate in the Senior Olympics Bocce competition in Hot Springs in September, 1998. The Club entered six teams – and swept all three top ribbons. The games were held in the Village in September, 1999. Twenty two teams participated. The Village Bocce Club teams, again took the three top places. The Club plans to host the Olympic Bocce competition in 2000 and beyond (Personal Communication, Bobby Giordano).

The popularity of the game of Bocce continues to increase as do the activities of the Club.

### **Horseshoes**

The Coronado Center complex included the Community Center, Tennis Courts, Lawn Bowling Green, and Horseshoe Pits.

The first evidence of an organization of horseshoe pitches is a document entitled “Constitution and By-laws Hot Springs Village Horseshoe Club.” It bears the name of Al Sharpou and is dated May, 1978.

Apparently the Horseshoe Club was loosely organized, low key, economical, social and competitive. Members pitched horseshoes regularly if weather and other factors permitted.

In 1995 a group of horseshoe pitching enthusiasts organized the “HSV Horseshoe Club.” The membership shows that “22 members paid \$5.00 as of April 22, 1995.” The Club elected officers:

President: Thurman Eccleston

Vice President: Dick Warrick

Treasurer: Don Giard (deceased): replaced by Ken Ness

Secretary & Publicity: Frank Miller

A recent conversation with Frank Miller, revealed that the Club members pitch three days each week, weather permitting. Mondays and Thursdays at 3:00 p.m. and Saturdays at 9:00 a.m.

Miller went on to say that the Club is still existing on the original \$5.00 dues, but they now have 30 members.

The Horseshoe Club is an economical venue, but the members genuinely enjoy the competitive game of horseshoes.

### **PARKS, LAKES, MARINAS**

#### **Village Parks**

Parks in the Village are not the large multifunctional parks that are found in many cities. Cooper Communities, Inc. believed that neighborhood parks were more desirable.

The 1970 Property Report filed with U.S. Department of Housing and Urban Development, relating to the “Subdivision: Hot Springs Village, Garland and Saline Counties” listed four recreational facilities:

1 – 18 Hole Golf Course

1 – Lake (approximately 200 acres)

1 – Clubhouse

4 – Parks

These recreational facilities were to be “upon lands included in the first phase of the development of 4,037.77 acres.”

The Report went on to state that additional recreational facilities would be developed on 16,411.74 acres of land. Seven facilities were noted: “18 hole golf course, 5 lakes, 1 clubhouse, 1 community building, 1 equestrian building, 1 marina and yacht club, and 16 parks.”

The 1974 through 1976 Property Reports listed 20 parks to be completed by 1990; 1977 through 1982 listed 12 parks; the 1983 through 1995 listed 8 parks to be completed by 1995. An added notation stated “The previous proposed completion date of 1990 was not met.”

The Property Report for 2000 makes no mention of parks planned for future construction. It was clearly evident by the mid nineties that Cooper Communities, Inc. was no longer planning to construct parks. From 1976 to 1996, the number of proposed parks listed in the Property Reports decreased from 20 to zero.

The fountains on each side of the entrance to the Village from Hwy. No. 7 and the surrounding area are referred to as the Park entrance in the Property Reports.

#### **DeSoto Park**

The only other Park mentioned in any of the Property Reports filed from 1970 through 2000 was the DeSoto Park. The 1983 Property Report states that the “DeSoto Park, 23.47 acres; lighted softball field with bleachers, concession area, restrooms; nature trail, and RV impoundment area” was 100% complete.

During the period of 1977 through 1979, there were many meetings of CCI and POA representatives concerning DeSoto Park project. The Board of Directors at its meeting October 26, 1977 decided to proceed to “submit the plan for DeSoto Park as presented to the Board of Directors, for commitment of the land and the remaining monies of the Phase I park by Cooper Communities, Inc.”

A letter to Al Klein dated January 9, 1978, J. F. Gore, Senior Vice President, CCI, said “confirming our telephone conversation, John A. Cooper, Jr. has approved deeding the Public Works site and DeSoto Park Site . . . previously agreed upon.” The deed was filed November 9, 1982. Some funds became available in 1979. John A. Cooper, Jr. in a letter dated May 11, 1979 to Al Klein said . . . “leaving a remainder to be spent to fulfill our commitment in this area of \$13,419.”

During 1978 and 1979, the entrance road, low water bridge, softball field, and parking area were constructed spending \$11,719.20 (memo, Terry Edwards July 30, 1979). The softball field was fenced in 1979 by AAA Fence Co. for \$1,241.00 and the boat storage area for \$1,700 (Purchase Requisition April 25, 1979).

Originally the Desoto Park Area was planned to be developed in two phases. Phase one, in addition to the ball field, picnic tables, grills and playground equipment were planned. Phase two was to be a “multipurpose area”, but it did not materialize.

The Nature Trail in the DeSoto Park was planned and constructed by staff assisted by the Village Pines Garden Club members.

### **Entrance Park**

The "Entrance Park", as CCI called the fountains and surrounding area at the Hwy. No. 7 entrance, was designed by Fay Jones and constructed in 1970-1974.

Cooper Communities, Inc. issued a "Special Warranty Deed" on December 30, 1971, assigning the front gate "(Entrance Park) to the Property Owners' Association. The deed noted that CCI was a Delaware Corporation, the successor to the John A. Cooper Company, an Arkansas Corporation.

The fountains in the Park Entrance area have been repaired several times during their existence. In 1985 it was necessary to replace pumps and repair/reconstruct the vaults. A 10 h.p., 1750 r.p.m. and a 25h.p., 1750 r.p.m. at a cost of \$6,132 were installed. (Memo, John Bloodworth, March 3, 1985)

In a memorandum from Joanna Williams to Al Klein, dated Dec. 8, 1987, the condition of the large fountain was described: "The Bennett's pulled the face of the wall and found the concrete blocks were not solid and had not been filled with concrete. Due to freezing, they were in very bad shape. They placed new blocks in front and filled with concrete. They re-rocked front and used a water seal facing on the rock.

The tower, due to freezing in winter, will need to be replaced in several years. We can do this in-house, replace the rusty pieces and use the tubing over."

Gary Bennett, masonry contractor, repaired the fountain at a cost of \$2,000 (Proposal, Oct. 5, 1987).

The Sentinel Record, Hot Springs described the refurbishing of the water tower of the main fountain, May 22, 1991. The article stated that "The Fountain Tower at the Village front gate is having its first face lift since its design and construction in 1970. Structural repairs, new lights and painting are involved in the renovation. The fountain and tower were designed by Arkansas architect Fay Jones, who received the prestigious Golf Medal Award from President Bush in 1990. The POA is responsible for maintaining this Village landmark with Jay Meeks of the Parks and Recreation Department supervising maintenance. Other POA employees involved in the restoration are Al Hicks and Wesley Carpenter."

In 1989 the electrical and water metering was changed from an arrangement wherein CCI and POA shared the water and electric meters to separate meters for each of the fountains.

The Department of Parks and Recreation contracted to install two electric meters by AP&L, one for the fountains and one for the traffic lights. The cost was \$2,325.00. The water line from the meter to the fountains had been repaired many times, therefore, the lines and fittings were replaced and a water meter, separate from the CCI meter, was installed at a cost of \$861.27 (Memo, Joanna Williams, April 4, 1989).

In less than two years, the POA saved \$9,445.20 on the combined water and electricity service for the fountain because of the installation of separate meters and repair of water lines. (Memo, Joanna Williams, April 11, 1991)

In 1995 a "Blue Star Memorial Marker" was provided by three organizations, Village Pines Garden Club, Men's Village Garden Club, and Designing Women Study Club, and installed by the maintenance staff of the Recreation Department on the island separating the lanes of DeSoto Blvd. at Hwy. 7. The memorial, honoring men and women who served in the Armed Forces, was dedicated September 19, 1995. (Dedication Announcement)

During the years, the rock wall of the pool surrounding the large fountain had deteriorated.

A proposal by the Bennett Bros., Sept. 15, 1998, quoted \$6,960.00 for "repairing rock wall in upper pool area north end of the main fountain at Hwy. 7 entrance . . . approximately 145 lin. Ft., 10 inches high." The proposition was approved by David Johnston, Sept. 30, 1998."

In 1990 the Department of Recreation contracted to have two water wells dug, one adjacent each fountain to reduce waste of potable water. Jack Meredith of Hot Springs drilled the wells.

### **Entrance Guardhouse**

The "Entrance Park" deed to the POA in 1970 included a small guardhouse, which was manned by security that provided information and screened persons entering the Village. In 1982, CCI wanted the use of the guardhouse.

In 1982 CCI and POA signed a "Lease Agreement". The lease was signed by Lloyd Miller, President POA, Al Klein, General Manager and John A. Cooper, Jr. "AGREEMENT made and entered into on the 30<sup>th</sup> day of September, 1982, between HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, a non-profit corporation, P. O. Box 1600, Hot Springs, Arkansas, 71901, hereinafter referred to as "Lessor", and COOPER COMMUNITIES, INC., a Delaware Corporation, P. O. Box 60, Bentonville, Arkansas, 72712, hereinafter referred to as "Lessee".

The entrance guardhouse was desired by CCI to help promote sales, therefore, the lease stated "Lessor hereby leases to Lessee the following described premises (heretofore known as the Entrance Guardhouse) situated in Hot Springs Village, Garland County, Arkansas."

The terms of the lease was "for a period of ninety-nine (99) years, beginning the date of execution . . ." of the lease. CCI agreed to pay the utilities and taxes for the leased guardhouse.

Because the POA was leasing the guardhouse at the only entrance to the Village at that time, CCI agreed to provide a new guardhouse. The lease described in legal jargon the trade-off.

"It is mutually acknowledged and agreed between the parties that the construction for this lease agreement is the construction by Lessee, at its expense, for the use and benefit of Lessor of a new guardhouse being located farther east on DeSoto Boulevard in accordance with plans and specifications, therefore, heretofore approved by the parties."

This guardhouse continues to operate in 2000, 24 hours a day, year-round.

The “DeSoto Park” and “Park Entrance” are the only mention of parks in the Property Reports. Using the term parks as a generic, one could claim the Village beaches, pavilions, tennis center and small games area as parks. But in reality Hot Springs Village has two parks.

### **Coronado RV Campsite**

For many years a few non-resident property owners traveled in campers to visit the Village. Some of them requested the Director of Recreation and General Manager to establish a place for campers to “hook up”. Al Klein and Joanna Williams located an area below Lake Pineda dam on the shore of Lake Coronado that would be convenient, secure and private for RV Campers.

A memorandum to Ralph Creighton, Administrator of ACC, dated July 29, 1987 stated “. . . there will be six parking spaces with water and electrical hookups.” The request was approved August 10. (Memorandum, Creighton)

The Recreation Maintenance crew, working with the staff of Public Works, constructed the six pads with utility connections. The Coronado RV Campsite opened in the fall of 1987 and soon became heavily used. According to Joanna Williams and Carl Gaston four more pads were constructed by a contractor under the oversight of the Maintenance Crew in 1998.

The Coronado Campsite is often referred to as the “RV Park”, even though there is no mention of the word “park” in the POA records on the RV Campsite.

### **Village Lakes**

Cooper Communities has built all nine of the lakes in the Village, beginning in 1972 when DeSoto Lake opened and continuing in 2000 with Granada Lake under construction. The chronology of lake construction is included in Chapter 2.

All lakes are deeded to the POA and are managed and maintained by staff of the Department of Recreation.

The Department of Recreation has been responsible for maintenance and management of the Village lakes for 25 years. Eight of the nine lakes are for recreation (boating, fishing, swimming). Lake Lago is the Village water supply impoundment, hence recreational activities are not allowed.

The minutes of the Recreation Committee, beginning in 1976 recognized the need for a Lakes sub-committee. Allen Bishop was selected as the first chairman of this committee which later became the Lakes and Marinas Sub-committee. (Minutes, Oct. 6, 1976)

In 1977 Bishop stated that “communication and cooperation with Bass and Angler’s Clubs” will make our programs successful.

The minutes of the Recreation Committee for many years regularly carried a report of the Lakes and Marina sub-committee. The Sept. 14, 1981 minutes noted that “The new lakes and marinas manager is Bob Deans, who formerly owned a marina on Lake Hamilton, and had worked in the recreation department.”

No mention was made of responsibilities, but it is reasonable to assume that his responsibilities were with the DeSoto Marina and working with the Arkansas Game and Fish Commission.

Jim McNeill was listed as the DeSoto Marina Manager in the March 8, 1982 minutes of the committee. He served from Feb. 2, 1982 – Nov. 19, 1982. Although neither the minutes of the Recreation Committee nor the Board of Directors indicate when Bob Kleiser was hired as manager of DeSoto Marina, his name is mentioned as manager of the Marina in 1984. He was an employee of the POA from January 7, 1981 to January 8, 1988 (Personnel Records).

As the number of resident property owners increased so did the usage of the lakes. The Board of Directors recognized the need to place more emphasis on managing the Village lakes.

David Harper was promoted to Lake Manager March 2, 1996. He had served with the maintenance crew of Recreation since April 29, 1985. Harper works with the Recreation Maintenance crew, Game and Fish Commission, Village Angler’s Club, research biologists and lake management specialist to improve the quality of the Village lakes.

The Property Owners’ Association contracted with the Johnson Lake Management Service, 1996-2000, for \$13,000 annually. Malcolm C. Johnson III owner of the company inspected the lakes quarterly and was available on call at anytime to consult with the Lake Manager on specific problems or to report to the Board of Directors and Director of the Department of Recreation.

In a personal communication David Harper described some of his wide-ranging responsibilities which are listed in telegraphic phrases:

- improve fish habitat
- find areas for spoils
- consult with property owners
- monitor levels
- consult with contractors – boat docks
- lake nutrient program
- buoy placement and maintenance
- remove logs from lakes
- check for silt inflow
- spray weeds
- plan lake lowering
- prepare dredging maps
- beaver control

The Lake Manager has to be a jack-of-all-trades to be successful.

### **Fish and Fishing**

The Arkansas Game and Fish Commission has been stocking the Village lakes and studying fish populations since Lake DeSoto was opened. The Lakes and Marina Sub-committee reported in the June 8, 1981 minutes that "The Game and Fish Commission is coming out to start long-range fish stocking in Lakes Coronado and Cortez. They will stock with over 70,000 fingerlings, mark by sand blasting with fluorescent paint (which is not harmful to fish or people) and monitor over the next year. These results will be used in stocking procedures throughout the State."

The December 3, 1981, minutes note: "that Lake Coronado is dropping noticeably, approximately six feet, this week. The Game & Fish Commission has been informed of our program. We are hoping for a freeze at least 2" down, then will add 2,000 amur carp and hope to start refilling in mid-February. We will start lowering Lake Cortez the week of December 7<sup>th</sup>."

Stocking of fish in Village lakes has been summarized to provide the reader with time and amount of stocking. Detailed data on stocking each lake were provided by David Harper, Lake Manager. (See Appendix I)

Lake DeSoto was stocked for the first time in March 1972 and the second time in 1981. Each year from 1983 through 1992 and in 1995, 1996, 1998, the lake was stocked one to three times annually. Several species of various sizes were stocked during this 26 year period: large mouth bass, channel catfish, black crappie, bream (sunfish) and white amur. The numbers released ranged from 210 to 68,000 during this period.

Lake Segovia was first stocked in March 1972 and again in 1981. From 1983 through 1986 some stocking was done each year except in 1985. The next stockings were in 1991, 1992, 1994, 1996. The numbers stocked ranged from 24 to 4,200 and the kinds of fish were large mouth bass, channel catfish, black crappie, grass carp, and white amur. This lake has not been stocked since 1996.

Lake Pineda was stocked for the first time in 1974 with large mouth bass, crappie channel catfish, sunfish (bream). It was next stocked in 1981 with more bass. From 1983 thru 1988 stocking occurred annually and in 1991, 1992, 1995, 1999; some species were stocked as originally. The numbers stocked ranged from 150 to 25,400.

Lake Coronado was stocked for the first time in 1976 with large mouth bass, channel flathead catfish, crappie, and white amur. It was next stocked with bass in 1981. From 1983 through 1988 the lake was stocked annually and in 1991, 1994, 1996 and 1999. In addition to the species originally stocked, blue channel catfish were introduced.

Lake Cortez was stocked in 1979 with large mouth bass, Florida bass, white bass, catfish, crappie and sunfish and in 1981 with large mouth bass. From 1983 through 1988 stocking occurred annually and in 1990, 1994, 2000. In addition to the species originally stocked white amur and blue channel catfish were introduced. The numbers ranged from 100 to 35,000.

Lake Balboa was stocked with large mouth bass, channel catfish and crappie in 1986. Each year from 1987 through 1990, 1992 through 1995 and in 1997, 1998, and 1999 the lake was stocked with more of the original species. In addition threadfin shad were introduced. The numbers released ranged from 200 to 69,000.

Stocking the Village lakes continues to this date as do analyses of fish populations.

Fishing in the Village lakes ranges from very good to excellent. The fish in Lake Balboa in the mid nineties were thin, appearing stunted. The Angler's Club urged the POA Board to make an effort to solve the problem. In August 1994 the Board approved an improvement plan that involved the addition of chemical nutrients. By 1998 more than 70 tons of chemical nutrient had been added to Lake Balboa. In 1998 the Angler's Club during a tournament, more than 100 bass were caught. The 58 fish weighed totaled more than 85 pounds. Lake Balboa has become one of the top notch fishing lakes in the area. (POA Advocate, May/June 1998).

As this history is being written, the Angler's Club, Arkansas Game and Fish Commission, fishermen, Recreation Maintenance crew, and lake management specialists continues to work with David Harper, Lake Manager, to improve the Village Lakes for recreation.

### **Dredging**

Construction of dwellings and golf courses and installation of utilities in the western end of the Village resulted in a great deal of erosion from runoff, resulting in siltation of Lake DeSoto and Lake Segovia. Siltation in the Village lakes continues to this day, but is less heavy because of some measures taken by contractors to reduce erosion and runoff.

The May 11, 1978 minutes of the Recreation Committee describe efforts to be made to reduce siltation in Lake Segovia. The Director of Recreation, Edwards "said the Soil Conservation people had inspected the area and made recommendations. Segovia will be lowered and seeding of banks and utility lines is in progress. This will eliminate much of the washing of soil into the lake. DeSoto will be lowered in the fall."

The Recreation Committee minutes Sept. 6, 1978 reported that "work is continuing on cleaning Lake Segovia. Two coves have been cleaned and seeded but new construction continues to cause muddiness."

Plans to remove silt from Lake DeSoto began in 1979. Lowering of Lake DeSoto began in 1978, and in January, 1979 it was reported that "the lowering of Lake DeSoto is nearly complete and work on clearing the basin above Calella causeway will be underway this week." (Minutes Jan. 10, 1979).

The lowering of the water level of Village Lakes so that silt could be removed and/or to eliminate rooted aquatic vegetation has occurred to this date.

In December 1980 Lake Coronado was lowered 3 ft. by January. The minutes of the Recreation Committee Jan. 12, 1980 stated "the Lake Coronado draw down was stopped at approximately three feet. The Director stated there has been aquatic kill, and suggested we forego the dredging this season, treat with chemicals this year for weed control, and have a complete draw down with dredging late this year or early next year."

In 1985-86 Lake Pineda was lowered, but the draw down had to be stopped because Balboa Dam construction was polluting the Saline River. A memo from Joanna Williams to the General Manager, Al Klein, said "Lake Pineda needs to be drawn down by

the end of October at least 10 feet below pool elevation and left down through March of 1988. In January, we need to clean the coves and remove the vegetation which was a problem this summer. This will cost approximately \$9,000.00”

Lake DeSoto was lowered in the winter of 1985-86 and the lake west of Calella Road, near the DeSoto Golf course was dredged as was the upper reaches of the lake east of the Calella causeway. The dredging cost \$6,000 (Minutes Rec. Comm. Feb. 11, 1985).

The minutes of the Recreation Committee, Dec. 7, 1986 indicate that “The Lake Coronado draw down was stopped at eight feet, we expect to let it start refilling the first part of April.”

The records in the Department of Recreation shows the history of dredging Village lakes from 1988 to 1999.

LAKE	DATE	COST
Cortez	1988	\$28,400
	1998	\$70,000
DeSoto	1991	\$34,800
Pineda	1990	\$25,900, \$13,000
Coronado	1992	\$42,500, \$110,000
Balboa	1992	\$35,000
Segovia	1999	\$30,000

The Board of Directors at its January 23, 1991 meeting approved the following draw down schedule of Village lakes:

DeSoto	Fall 1991
Coronado	1992
Balboa	1993
Cortez	1994
Pineda	1995

In the late nineties the Board of Directors, Recreation staff, management began to search for ways to dredge the lakes without lowering them. Limited precipitation and maximum evaporation due to hot, dry summers prevented the lake levels from reaching desirable levels rendering private boat docks unusable. Plans are now underway to contract for dredging siltation from coves without lowering the lake level, and increased effort has been directed at prevention of erosion from construction sites.

Lake Patrol

A wide range of problems with excess speed, wakes, skiing unregistered boats and the like have confronted the POA since Lake DeSoto and Lake Coronado were opened for use.

The minutes of the Recreation Committee from 1979 to 1990 regularly carried reports on efforts to reduce, if not control, problems caused by boaters. Some excerpts from the minutes show how the Lakes and Marinas subcommittee of the Recreation Committee approached the boating problems.

The minutes of Dec. 10, 1979 reported that “the Coast Guard Auxiliary in Hot Springs is cooperating with us in efforts to establish a flotilla in the Village. There will be possibly 25 members in January to start a flotilla. The Coast Guard will give a boating safety course, the only cost is a textbook at approximately \$5.00. With a flotilla, there will be boat inspections, instructions, action by members on DeSoto Coronado and Cortez lakes.”

An interest in forming a Coast Guard Flotilla to patrol Village lakes continued: “the Coast Guard Flotilla for the Village held its formation meeting, and lacks two members of having enough for a charter. Boating Safety instructions started last week, with instructors coming from the Coast Guard Auxiliaries in Hot Springs and Little Rock, and over thirty have registered for this class.” (Minutes, Jan. 14, 1980).

Convincing villager’s to “register their boats” has been a problem that is yet to be solved. The minutes show that the Lakes and Marinas subcommittee received many complaints about boaters. In 1982 the minutes show the dilemma the POA faced.

“In reply to an inquiry about boats on the lakes without licenses, it was stated that it is difficult for security to enforce this. Last year, after a tour had been made around the lake, checking all boats at private boat docks, etc., letters were sent to all who did not have Village permits. The Coast Guard Auxiliary will be starting a patrol on all three lakes. Any violations will be reported to the marina or security.”

Reporting the violations to the security of the POA is the first step, but enforcing the rules and regulations was found to be difficult. That same difficulty exists in 2000.

In the spring, 1982, Terry Edwards, Director of Recreation “reported that the procedures for the Lake Patrol are all prepared and a man has been employed. The Coast Guard Auxiliary has offered assistance.”

The July 12 minutes indicate that lake patrol program is working very well and that four or five flotilla members have been available on weekends to assist.

In 1982 the November 8 minutes show that “Flotilla #1503 donated 286 man hours assisting with the patrol of the Village lakes. They gave assistance to six disabled boats on the lakes. It is felt the patrol program was most effective, and we are hopeful it will be reinstated next season.”

The local Coast Guard Auxiliary assisted the POA in patrolling the three lakes (DeSoto, Coronado, Cortez) until 1984. There is no indication in the records that the auxiliary was involved thereafter.

At the August 11, 1986 meeting of the Recreation Committee, it was noted that “there will be many with regulations enforcement when Lake Balboa opens, due to its size and location. A Lake Association to assist in lake patrol, similar to golf course rangers, was suggested.”

In 1989 the Recreation Committee at its August 14 meeting recorded that "The committee felt the lake complaint voiced at the August 7 Town Meeting adds evidence to support the committee's recommendation for a lake patrol boat manned by a police officer. Some lakeshore residents have discussed a volunteer lake patrol with the Director."

Beginning in 1995 a member of the POA police has served as a lake patrol officer. According to Travis Graves, who is the lake patrol officer, he patrols each of the lakes on holidays and weekends and is on call at any other time. The lake patrol continues in 2000.

## **MARINAS**

There are two marinas in the Village. The Lake DeSoto Marina is owned by the POA, the Lake Balboa Marina is privately owned. In addition to the Lake DeSoto Marina, the POA owns 20 covered boat slips, built in 1980 on Lake Coronado.

### **DeSoto Marina**

The Board of Directors of the Property Owners' Association, January 17, 1973, reviewed the action taken by the Board in 1972, which stated that

"In meeting of November 14, 1972, the board voted to allocate the sum of \$32,000 from the 1973 budget to construct a Marina and Bait Shop with plans to be formulated and submitted at next meeting by John Whelan. By a poll of the board made by telephone subsequent to the November 14, 1972 meeting, John Whelan presented an alternate plan as follows: Construct on a selected site on Lake DeSoto 20 boat slips and ramp for unloading and loading boats, prepare parking area for automobiles and install electricity and gasoline facilities at cost of \$23,000. Upon motion by H. O. French, seconded by Joe Wolfe, the alternate plan presented by John Whelan in his telephone poll of all board members was confirmed and unanimously approved."

The plans to construct the DeSoto Marina had been established and construction began immediately.

The March 21, 1973 meeting of the Board stated "Boat docks, slips, ramps, etc., approved at January 17, 1973 meeting are now complete except for landscaping of the area."

Records in the Recreation Department show that the DeSoto Marina was constructed by Cooper Communities, Inc. in 1973 at a cost of \$44,630.

The DeSoto Marina functioned without a dedicated access road during 1973.

At the Board of Directors meeting January 16, 1974, Jim Gore "presented the question concerning the area being used by the Property Owners' Association for the marina. He stated that a determination should be made of the exact area needed and an easement or a deed on such area should be obtained from Cooper Communities, Inc. If the main area is deeded, it will be necessary to also secure from Cooper Communities, Inc. an easement along the existing road for access with a provision that easement could be changed in the future if necessary."

In April during the Board of Directors meeting, April 17, 1974, Weston Tucker "said that Cooper Communities, Inc. would blade and apply dust palliative to the surface" of the entrance road to the DeSoto Marina.

The access road to the DeSoto Marina was paved in 1975. The General Manager proposed the 1975 budget at the Board of Directors meeting November 7, 1974, asking \$3,000 "for paving access road".

In 1983-84 an addition was added to the DeSoto Marina, costing \$38,400 (Recreation Dept. Records). According to the report in the minutes of the Recreation Committee, February 13, 1984 "the marina will open as soon as the addition is completed. Electricity and plumbing are installed, the inside should be finished in a couple of weeks." The marina reopened in March, 1984 as a full service marina.

The DeSoto Marina was operated by the staff of the Department of Recreation until 1987, when the POA wanted to get out of the marina operating business. Al Klein presented to the Board of Directors at its meeting on February 25, 1987 the "proposal to lease out the DeSoto Marina such as the Tennis and Golf Pro Shops are operated in order that retail operations of this facility could be in the hands of private individuals. The contract would include stated schedule of hours for operation and fees for boat rental would be established by the Board. The contract if approved would go into effect March 1."

The Board approved the proposal and the "Marina Management Contract" was negotiated with Elmer Roth, R and R, Inc., effective March 1, 1987 for a period of one year. The contract was subject to renegotiation 60 days prior to the end of annual agreement and could be terminated by either with 30 day notice.

Roth functioned as an independent contractor with the following stipulations:

- . . . POA pay Roth \$18,000 per year
- . . . POA pay Roth 15% boat, barge, slip rentals
- . . . Roth retain operation income from sales
- . . . POA provide utilities and maintenance
- . . . Roth responsible to POA via Director of Recreation

The POA and R & R, Inc. contract was in effect from 1987 to 1997.

In 1997, a "DeSoto Marina Agreement" was made between the Hot Springs Village Property Owners' Association and C.M. Class, Inc. The "Purpose of the Agreement" states "This Agreement sets forth the terms and conditions upon which OPERATOR will lease the facility and operate Marina services at the DeSoto Marina and Coronado boat slips for the owners and guests of Hot Springs Village."

The Agreement stipulates the Owner's and the Operator's obligations. The Owner's (HSVPOA) provides utilities, refuse removal, insurance and real and personal property taxes. The Operator (C.M. Class, Inc.) provides all operating expenses of Marina, personal property taxes, licenses and the like The Operator purchased from the POA its boat rental fleet for \$25,000.

The terms of the Agreement as stated are: "for one (1) year, said term to commence on the 1st day of May, 1997 and end on the 30<sup>th</sup> day of April, 1988. Operator shall have two (2) renewal option periods, of two years each under the same terms and

conditions set forth herein. OPERATOR agrees to notify OWNER not less than 90 days prior to the end of such year of the OPERATOR'S intent to exercise the renewal option(s) as outlined above.

OPERATOR agrees to pay OWNER an annual lease fee in the amount of \$1.00."

The DeSoto Marina Agreement was signed April 1, 1997 by Charles R. Hayes, President, and Mark Rafferty, Vice President, C. M. Class, Inc. and by David Johnston, General Manager, Hot Springs Village Property Owners' Association.

The Agreement remains in effect as this history is being written.

### **Balboa Marina**

The first public information about a proposed Balboa Marina in the local newspapers according to Herb Perrin, President of POA Board of Directors, at its meeting December 18, 1991.

Perrin stated: "an ad had appeared in LaVilla and Village Voice regarding plans to purchase reserved property from CCI for a marina on Lake Balboa. Ernie Deaton of CCI advised that they did not have a firm proposal from anyone to purchase the property. President Perrin advised that they did not have a firm proposal from anyone to purchase the property. President Perrin advised there were legal and technical problems to resolve with this proposal. This is the first time CCI would be selling property for commercial purposes rather than leasing.

Property owners in the audience expressed concern relative to a Marina. President Perrin encouraged input from interested property owners at a meeting of the ACC scheduled for January 9 at the Coronado Community Center."

At the January 22, 1992, meeting of the Board of Director, Herb Perrin, President, spoke about the Lake Balboa Marina:

"A very substantial number of property owner comments were received at the ACC meeting here on 1/9 and at the Board work shop here last Wednesday 1/15. At that later meeting I indicated that this was the first time for practical purposes that CCI had sold reserved property for commercial purposes that had an effect on deeded common property. It has been a difficult learning experience for both of us (CCI & POA) and in many respects not well handled by the Developer, as I'm sure they will admit. I am optimistic however that CCI and POA have benefited from the experience and will do better the next time. As you know from Roger McMennamy and Randy Brucker repeated comments they are committed to the sale of reserved property."

Perrin went on to say that "the Developer CCI, the owner/operator Mr. Charles Hayes, and the POA have gone thru an exhaustive analysis of the concerns that were jointly held and were further posed by property owners at those two meetings. Mr. Charles Hayes provided a complete explanation of what he has in mind to build and do."

He continued to state the position of the Board of Directors had taken on the much discussed topic: "The Board of Directors of the Hot Springs Village Property Owners Association has considered all recognizable aspects, within its purview, of the construction and operation of a commercial marina facility by Mr. Charles Hayes on purchased Cooper Communities, Inc. reserved property at the east end of Balboa dam and a boat and recreational vehicle dry storage building on leased CCI reserved property below the dam and believes them to be necessary and desirable additions that are in the best long term interests of the Village.

The Board further concurs with the specific plans approved by the Architectural Control Committee on 1/9/92 which include the construction of boat slips extending into the POA common property of Lake Balboa."

Following President Perrin's presentation some members of the audience once again expressed their concerns. Those speaking were Jack Shepherd, Bob Watts, Harold Lasche, and Al Lewis.

The Board of Directors then gave unanimous approval to President Perrin's statement on behalf of the Board, supporting the Lake Balboa Marina to be built by Charles Hayes.

In 1992, Charles Hayes built his privately owned Balboa Marina. This is a full service marina located on Lake Balboa at the east end of the Balboa dam. It has 127 boat slips for private boat storage and 12 slips for boat rentals. It also has a marina store from which people can purchase groceries, gas, bait, and other boating and recreational items. (See CH. 2 Privately Owned Commercial Property)

Lake Balboa Marina continues to be a successful commercial venture for Charles Hayes and is well accepted by residents of the Village. It is a well used amenity, supplementing other amenities operated by the POA.

## **RECREATION MAINTENANCE**

### **Maintenance Areas**

The Department of Parks and Recreation, better known as the Department of Recreation included a maintenance staff of five (5) persons, doing whatever needed to be done to maintain, repair, reconstruct various components of the maintenance areas facilities under the purview of the department.

The primary areas (facilities) that have been and continue to be maintained by maintenance crews were listed in the Introduction to this chapter. Because of the diversity of the facilities, those that are closely associated have been clustered.

Coronado Center Complex (Tennis Center, Natatorium/Exercise Center, Walking Trail, Village Library, Bocce Courts, Covered Boat Slips, Helicopter Landing Pad, Parking Lot Median, Horseshoe Pits).

Ponce de Leon Center (Woodlands Auditorium, Ouachita Activities Building, Casa de Carta Building, Parking Lot Landscaped areas)

DeSoto Park (Lawn Bowling Green, Nature Trail, DeSoto Dam Spillway Trail, RV Storage area, Recreation Maintenance Bldg.

Entrance Park (Fountains, Water Wells, DeSoto Blvd. Median)

Trails (Walking, Multipurpose, Wilderness, Nature)

Lake Coronado Campsite

DeSoto Games Area and Pool (Tennis courts, Shuffleboard, Games Building, Basketball courts, Children's play areas, Miniature golf, Desoto Pool)

- Pavilions (Cortez Pavilion, Gazebo, Balboa Pavilion)
- Marina and Beaches (DeSoto Marina, Cortez Beach, Balboa Beach)
- Village Signage (Facilities, Directional)

The signs identifying the POA facilities and the directional signs throughout the Village were designed, constructed and maintained by the maintenance crew. Ed Powell, a resident artist, assisted the crew with the design.

**Maintenance Building**

The first POA Maintenance Building, referred to as the “giraffe house” was constructed in 1973 west of Calella Road, north of Lake DeSoto causeway.

At the regular monthly meeting of the Board of Directors July 25, 1982, Al Klein, General Manager “asked the Board’s approval for construction of a new Recreation Maintenance Building . . . to be located below the DeSoto Dam between the access road and DeSoto Boulevard. The proposal is that this building be a metal building similar to the golf course maintenance building with a shop, storage area, office, toilet facilities, wash rack and parking area. This would replace the existing “giraffe house”. Estimated cost of construction is \$42,634. Approval was asked at this time even though it had been originally scheduled for the 1983 budget, so that the POA crews could work on the building this winter and have it completed by January, 1983.

Approval for the above was given upon motion made by Norm Gourley, seconded by Betty Mason and unanimously approved. Bob Reik was directed to adjust this year’s budget by this amount.”

A memorandum from Terry Edwards, Director of Parks and Recreation to Ralph Creighton, Administrator of Architectural Control Committee, dated July 30, 1982 requested permission to construct a building 50’ x 50’ x 14’, tan, pre-fab steel construction on concrete base 100’ x 150’.” The request was approved Aug. 7, 1982, and the building constructed in 1982, opened in 1983.

In 2000 the POA contracted with Hill and Cox to construct a “30’ x 50’ x 14’ pre-engineered building on 6” concrete slab for a sign making and paint shop.” (ACC Permit April 6, 2000) Owens Plumbing, Gilliam Electric and Service Experts installed plumbing, electrical and heating units.

The maintenance personnel have made the signs that label the various facilities in the Village and the directional signs guiding people to POA operated facilities. Sign making in the new Maintenance Building continues to this date.

In the mid-nineties the Recreation Maintenance crew constructed a shed on a concrete slab for the storage of fertilizers and equipment protected from the weather.

After the Sign Making/Paint Shop building was constructed in 2000, the Maintenance Crew Constructed a small building with full utilities to serve as a clean area to meet, rest and eat.

**Lake Lago Overlook**

The Recreation Maintenance crew was and is a jack-of-all-trades. The breadth of responsibility of the Parks and Recreation Department made it necessary for the employees to be versatile and flexible.

The Gazebo Overlook off Jarandilla Drive overlooks Lake Lago, several mountain ranges and Lake Balboa in the distance. This structure has an interesting history. Cooper Communities, Inc. constructed the Gazebo on Montserrat Lane off of South Badalona Drive in the early 1970’s. From that location visitors, residents and prospective customers could see the upper reaches of Lake DeSoto and the 6<sup>th</sup> and 7<sup>th</sup> holes of DeSoto Golf Course.

The structure had to be removed in 1975 to make way for construction in the Santiago Subdivision. According to the Village News, January/February/March, 1991, “Weston Tucker, Project Manager for CCI offered the Gazebo to the POA Recreation Department provided they would move it.”

Now the Maintenance Crew moves into action. They moved the Gazebo to its present site in 1976. At a later date a wrought iron fence was removed from in front of Coronado Center and installed as a railing around the deck of the Gazebo.

In the year 2000 the Gazebo Overlook remains a popular place for many who want to observe the beauty of the area from an elevation which is about 1000 feet. Photographers, picnickers, painters and others frequent the area. On July 4, fireworks can be observed in the distance. Many visitors take their children to see the lakes and mountain from the Gazebo Overlook.

**Maintenance Finances**

The revenue operating costs and capital expenditures for the Recreation Maintenance are shown in 5 year intervals from 1980 to 2000.

YEAR	REVENUE	OPERATING COST	CAPITAL
1980	\$22,197	\$118,824	\$42,426
1985	-0-	\$183,737	\$22,432
1990	-0-	\$214,242	\$35,482
1995	\$1,547	\$151,100	\$20,632
2000	\$47,770	\$348,669	\$164,825

The increase in revenue in 2000 was primarily due to transfer of boat registration fees to the Recreation Maintenance budget when the Lake Manager position was established.

Joanna Williams, retired Director of Recreation, consulted regularly on all components of this Chapter.

**HISTORY OF HOT SPRINGS VILLAGE BEYOND 2000**

**2001 SUMMARY**

**Administration**

In 2001, the Department of Parks & Recreation was restructured. Parks and Grounds Maintenance was transferred to the Department of Public Works, and the Parks and Recreation Department was renamed the Department of Recreation.

**Coronado Community Center and Village Library**

June Snow was promoted to Manager of the Coronado Community Center.

### **Natatorium and Fitness Center**

Kim Martinez was promoted to Manager of the Coronado Natatorium and Fitness Center and DeSoto Pools.

An office addition was built onto the Coronado Natatorium and Fitness Center to house the Director of the Department of Recreation. Public Works Building Maintenance crews built the addition.

### **Trails**

Due to safety concerns the Desoto Walking Trail was relocated in October of 2001 to move the trail from just along the fairway of the DeSoto Golf Course, to a safer distance from errant golf shots. Parks and Grounds Maintenance personnel performed the relocation.

### **Parks, Lakes, Marinas**

#### **Dredging**

In 2001, the POA dredged Village lakes without drawing the lakes down. The completion of this dredging project should remove the need for further lake dredging for the next 10 years. The Board of Directors also implemented new restrictions to help control runoff and silt deposits in Village lakes. Carter Construction of Benton, Arkansas was the dredging contractor.

#### **RV and Boat Storage**

The RV and Boat Storage lot was expanded by approximately 13,250 square feet in 2001 to accommodate the growing need for additional storage space by residents. The expansion was completed by Public Works Parks & Grounds Maintenance division.

### **2002 SUMMARY**

#### **Administration**

Terry Lodge, Director of Recreation, resigned in February 2002. Larry Koonse was hired to replace Lodge in May 2002.

#### **Coronado Community Center and Village Library**

The Coronado Library underwent a \$288,000 renovation/expansion in 2002. The library expansion added an additional 2,700 square feet and was dedicated by the Lt. Governor of Arkansas, Winthrop Rockefeller. After construction costs, monies were not adequate for purchasing the required amount of shelving. An account was created to accept donations solicited by the Friends of the Library to purchase eight 11-foot double side shelves, five nine-foot double side shelves, and 26 single side shelves. The general contractor for the project was Bell Construction of Little Rock, Arkansas.

#### **Coronado Tennis Center**

##### **Tennis Professionals**

Sonny Jones, long-time Tennis Pro at the Coronado Tennis Center retired in February 2002. In April, Bob Wagstaff, a former Assistant Pro under Jones, was hired to succeed Jones.

### **2003 SUMMARY**

#### **Coronado Community Center / Ponce de Leon Center**

Fire safety recommendations were made and completed at the following POA facilities: Coronado Community Center and Ponce de Leon Center. Coronado Community Center installed a new entrance walk to the center recessing a ramp entry and installing posts to prevent cars from hitting the building. Ponce de Leon Center installed two new doors at the back of the Woodlands Auditorium to aid in reaching the front doors.

#### **Ponce de Leon Center**

The Woodlands Auditorium added an expanded storage area in 2003 to accommodate growth and stage production storage items for the Village Players.

#### **Coronado Tennis Center**

##### **Bleachers, Pro Shop, Pavilion**

Larry Brokaw was retained as the architect to complete plans and specifications for the replacement of the Coronado Tennis Clubhouse.

Hill & Cox of Hot Springs were selected as the general contractors for the demolition and construction of the a tennis clubhouse in the amount of \$134,900.

A ribbon cutting was held for the new Tennis Clubhouse on August 21, 2003.

#### **DeSoto Family Recreation Area**

In order to eliminate cars on the play area, a drop-off area, five parking spaces and four short term drop off parking spaces were created. The new area will be located off of DeSoto Boulevard.

#### **Balboa Pavilion and Beach**

Hill and Cox were awarded \$24,560 to install a metal liner to protect insulation and install sun screening for the west gable end of the pavilion.

### **Trails**

The Parks & Ground Maintenance division of the Department of Public Works completed a new path as part of the Cedar Creek Walking Trail, Cardinal Path. This path is a .6 mile loop from the Kingfisher Path. It is covered with gravel/city pit.

### **Parks, Lakes, Marinas**

#### **Village Lakes**

Lake Isabella experienced an unexplained fish kill on April 22-23, 2004. While ADEQ did not close the investigation into the cause of the fish kill, a specific cause was not determined. A reward program to solicit information leading to resolving the cause of the fish kill in Lake Isabella was offered.

Three new lakes are under development in the Village. Lakes Estrella, Maria and Sophia are located on the east end of the Village near the Granada golf course.

#### **Marinas**

A renewed agreement was executed with the Balboa/DeSoto Marinas to sell daily, two week and annual boat registrations for property owners and guests. A \$2.00 administration charge will be paid to the marinas for each transaction.

#### **Recreation Maintenance**

The Recreation Maintenance division of the Department of Recreation was added in 2003 to assist the Parks & Grounds Maintenance division of the Department of Public Works to maintain and improve existing facilities. Recreation maintenance employees are responsible for some recreation facilities.

#### **2004 SUMMARY**

##### **Natatorium and Fitness Center**

Arlene Hodges was promoted to Manager of the Coronado Fitness Center and DeSoto Pools.

##### **Forest Management Plan**

The Natural Resources committee requested approval to develop a Forest Management plan with William "Bill" Walker, a retired Arkansas Registered Forester. The completed plan furnished topographic maps of Hot Springs Village indicating common property, designated areas of common property as to forest type and age, made recommendations where timber needed to be cut and why, and presented wildlife recommendations from the Arkansas Game & Fish Commission. The cost of the plan was not to exceed \$10,000 or \$2.00 per acre of common property to be researched. Once the plan was completed the POA entered into a contract with Mr. Walker to prepare a pilot area for selective thinning to promote healthier forest stands. A pilot area was selected and Anthony Timber Lands was awarded a contract to selectively cut marked pine trees for forest health maintenance. At the end of 2004, a total of \$17,000 was received by the POA for the selling of the harvested timber. For preparing the pilot area and overseeing the day-to-day harvesting operation, William Walker received 10% of the proceeds of the sale.

In December 2003, an illegal logging operation was discovered in the Canaria subdivision of Hot Springs Village. A lot owner contracted with a local logger to cut pine trees from their private lot. In completing the project, five additional lots were cut as well as common property. A lawsuit was filed and decided in favor of POA.

#### **Parks, Lakes, Marinas**

##### **Village Lakes**

Tom Gibbons of the Angler's Club presented a plan to the BOD relative to boat ramp lighting within Hot Springs Village. The total cost to improve/install the requested improved lighting was set at \$4,255. The Angler's Club pledged \$750 to help defray these costs. Lighting was improved at the Coronado and Balboa boat ramps.

#### **Marinas**

##### **Balboa Marina**

The BOD approved the assignment of the Balboa Marina contract from CM Class Inc. to Ken Robinson. The BOD also provided written consent to CM Class Inc. to assign the DeSoto Marina to Ken Robinson.

### **CH. 9 PUBLIC WORKS**

The Department of Public works in the Property Owners' Association has a broad range of responsibilities. The staff in Public Works installs, maintains and manages the water and sewer systems; plans, implements and manages the sanitation and recycle systems; maintains the roads system and the electrical systems of POA properties.

#### **ADMINISTRATION/MANAGEMENT**

The Department of Public Works was established officially in 1978, when John Bloodworth was employed as the first Director of Public Works December 31, 1978, a position he held until 1989. David Whitlow was appointed Director of Public Works in 1989, a position he holds to this date. He had served as Coordinator and Assistant Director of Public Works since January 1983.

Even though there was not a formally recognized Department of Public Works from 1970 to 1978, there were employees of Cooper Communities serving in the capacity of public work projects for the Property Owners' Association.

The first employee of CCI/POA in the area of road and utility services was Claude Blackmon, who was employed January 1, 1971. He remains an employee of the Property Owners' Association in 2000, serving as Superintendent of Sanitation and Maintenance of Streets. There are other long-term employees in the Department of Public Works as will be evident when the various service areas are subsequently covered in this chapter.

#### **Public Works Organization**

Lloyd Miller, President of the Property Owners' Association, in his "President's Message" published in the Village Letter No. 9, December 1979, said it's been a "Banner year for Utilities Expansion" and the credit due to the Public Works Department. He described seven areas and listed the Superintendent of each in Public Works.

Organization of Department of Public Works, 1979. (Village Letter, Dec., 1979)

NAME	TITLE
John T. Bloodworth	Director
Odie "Lefty" Daves	Superintendent Water and Sewer
Joanna Williams	Utility Development Coordinator
Claude G. Blackmon	Superintendent Street Maintenance, Sanitation & General Maintenance
J. D. Nichols	Construction Superintendent

Andy R. Daum  
Al Hicks

Superintendent Equipment Maintenance  
Carpenter Foreman

The organizational structure of the Department of Public Works in 2000 is shown in the chart below:

## **WATER SYSTEM**

### **Water Supply**

The first supply of water came from eight wells in the western end of the Village; two in Valencia subdivision, two in Santa Maria, one in Puertollano, one in Guadalajara, one in the CCI sales area near the front gate and one on the DeSoto Golf Course adjacent to the eight hole.

Most golfers have seen the old, brownish-colored building, but probably did not know its purpose.

The wells were in use until 1975, providing water for the region of the Village where each well was located.

### **Lake Lago**

Since 1975 the primary components of the water supply system are Lake Lago and an impoundment on the Middle Fork of the Saline River north of the Village. The minutes of the Board of Directors meeting, August 23, 1972 stated that the "next order of business concerned contract to purchase from Weyerhaeuser approximately 47 acres of land on the Middle Fork of Saline River for water source and site of pump station relative to water supply at a cost of \$1,250 per acre. Upon motion made by Weston Tucker and seconded by H. O. French, Jr. authority was unanimously granted to consummate the purchase."

At the October 25, 1972 meeting of the Board "Joe Wolfe reported that the 46.93 acres had been purchased from Weyerhaeuser on October 10, 1972 and deed therefore is now of record."

Lake Lago was constructed by the Cooper Construction Company, which "bid \$511,687.00 for clearing and construction of the dam. (Board of Director minutes May 5, 1973). Despite heavy rains and artisan flows opened during construction, the construction was completed and Lake Lago began to fill in October, 1974.

Lake Lago has a capacity of 3,900 acre-feet (1.3 billion gallons) when filled to capacity. Three pumps were installed on a pier in the Lake with intake pipes at depths of 40, 65 and 80 feet. Water is pumped as needed from Lake Lago to the Water Treatment Plant.

The impoundment on the Middle Fork of the Saline River provides a back-up water supply that is rarely used. The impoundment and installation of the water line to Lake Lago was completed in 1972. The first water to flow to Lake Lago from the impoundment was in 1975, according to very sketchy records.

### **Water Treatment**

The first water treatment plant was constructed in 1973 and 1974 on the south side of the mountain in Salas subdivision north of Jarandilla Drive. It's water treatment capacity was 1,000,000 gallons per day. The Arkansas Department of Health in 1977 approved an increase to 2,000,000 gallon per day. (Letter from Dept. of Health signed by J. P. Kellogg). The location of this plant was such that expansion was not economically feasible.

The Board of Directors in January 1974 decided "that construction of a caretaker's house at the Water Treatment Plant is considered essential and that construction should be scheduled in the 1975 budget."

January 2, 1975 a letter giving specifications for construction of the caretaker's house near the water treatment plant was distributed, requesting bids to be received by January 10, 1975.

The Board of Directors on January 15, 1975 reviewed "the bids received for the caretaker's house at the Water Treatment Plant.

Three bids were received.

Cleo Moore, Contractor	\$32,000
Don Lorenzen, Contractor	\$32,800
Floyd Sutton Corp.	\$34,200.

Upon motion of Vernon Smith, seconded by Cecil Carter, and unanimously approved, the bid of Cleo Moore, Contractor, in the amount of \$32,000 was accepted."

The house remains property of the Property Owners' Association and is leased, but it has not been the "caretakers house" since about 1982.

### **New Water Treatment Plant**

In 1994 a new water treatment plant, with cost of about \$5,000,000 was constructed with a capacity for treatment of 4,000,000 gallons per day, expandable to 14,000,000 gallons. The plant which is located adjacent to Lake Lago, came on line March 3, 1995.

The Water Treatment Plant is manned 24 hours per day, 365 days a year by employees who are licensed to monitor the operation of the plant and the recording instruments. Charles Green, an employee of the POA since November 11, 1974, currently monitors the operation of the water treatment plant.

### **Water Storage**

As the population of the Village increased, the demand for potable water increased, hence increased storage capacity was necessary. The storage tanks were located strategically around the Village to provide pressure needed in the subdivision for homes and fire protection.

There are, in the year 2000, 13 storage tanks with capacity to store 3,795,014 gallons.

Eight of the storage tanks are standpipes, two are elevated (tank on "legs"), two are clear wells (one in the new treatment plant and one near the old plant), and the one in Binefar is a pressure or bladder tank.

The table shows the date, location, capacity, outlet size, and tank designation assigned by the Department of Public Works.

## Water Storage System\*

Date on Line	Tank Designation	Location	Capacity (Gals.)	Outlet Size In.)
1973	B-2	San Fernando	200,000	10
1978	C-1	Murcia	225,789	10
1978	E-1	Lago	183,225	8
1979	Area 9	Peral	100,000	8
1983	B-1	Catalonia	500,000	14
1987	A-1	Siega	500,000	14
1992	D-1	Salas	50,000	8
1993	H-1	Velazquez	35,000	6
1994	Binefar	Binefar	1,000	6
1995	Clearwell	Water Plant	500,000	24
1995	B-3	Salas	500,000	12
1997	A-3	Pertusa	500,000	14
2000	A-2	Alegria	500,000	16

\*Data provided by Dennis Eskew, Public Works

In July 1971 the Board of Directors authorized construction of the first water storage tank and contracted for wells to be connected to tank.

Board action July 21, 1971 stated "that the Hot Springs Village Property Owners' Association enter into a contract with NWA Steel Company of Springdale, Arkansas, for the construction of a storage tank at Hot Springs Village; the contract to be prepared by Blaylock, Threet & Associates and be in the amount of \$27,400."

The Board took further action, requiring "that the Hot Springs Village Property Owners' Association enter into a contract with Crawford Construction Company of Little Rock, Arkansas for the construction of a system connecting various wells and the storage tank; the contract to be prepared by Blaylock, Threet & Associates and be in the amount of \$88,142.00".

These actions resulted in connecting the original water wells with the first storage facility.

### Water Distribution

Treated water is distributed from the water treatment plant to storage tanks, subdivisions and to meters at residences and commercial units via tubes of various sizes. The largest water mains are 24 inches.

The size of a main serving a subdivision depends on the number and location of units to be served. Fire hydrants must be served at least by a six inch main. An extension to an individual meter at a living unit usually is three-fourths inch and one-inch pipes are used to extend service if two meters are involved.

In 2000 there were 7,991 meters at living units (houses and townhouses).

### Water Meters

YEAR	LIVING UNITS	BUSINESSES
1975	908	24
1980	2,175	42
1985	3,605	98
1990	4,827	126
1995	6,496	192
2000	7,941	259

\* Data provided by Dennis Eskew

### WASTE WATER SYSTEM

The sewer system in the Village is comprised of four types of waste water collection: gravity, septic, pumped effluent, and pressure systems. There are two waste water treatment plants: Mill Creek and Cedar Creek.

#### Gravity

Installation of the "conventional gravity" sewer system by Cranford Construction Company began in early 1971 when the first residents occupied living units. The gravity system, which began in the far west end of the Village, serves 27 subdivisions. This system continues to function in 2000.

#### Pumped Effluent

The pumped effluent system began to function in 1977. Due to the mountainous region with living units at various elevations, the gravity system could not function in many areas. The pumped effluent system serves 74 subdivisions in 2000.

#### Pressure

The pressure sewer system was the third wastewater collection system, which was started in 1983. It now serves 182 subdivisions.

The gravity, pumped effluent, and pressure systems function in concert in the Village.

#### Septic Tank

The Septic Tank system was unique to three subdivisions: Devaca, Olmeda, and Gomara which are at the north central edge of the Village property. When the Village was founded, the HUD Report specified that owners of living units in these subdivisions were required to install their own septic systems.

In 2000 there were 10 living units in the three subdivisions. The first living unit was built in 1991 in Gomara, the second in 1992, in Devaca, and the third in 1995 in Olmeda. The lots are large in these subdivisions, ranging from 6.08 to 6.36 acres.

### **CLOW Package Plant**

The first waste water treatment facility was a “packaged plant” called the CLOW Package Plant. It had a capacity to treat 35,000 gallons of waste water (sewage) per day located on Calella Road not far north of DeSoto. It functioned in this location from 1971 to 1974 with lift stations moving the waste water to the plant.

As the resident population of the Village increased and spread eastward and southward, it was desirable to move the CLOW Package Plant; therefore, it was moved to the Cedar Creek basin below Pineda dam near Balearic road, where it functioned from 1974 to 1978.

### **Aerated Lagoon**

The Mill Creek Waste Water Treatment Plant was constructed 1977-78, following several years (1972-1978) of debate by Cooper Communities, consulting engineers, and the Board of the Property Owners’ Association. In the meantime something had to be done with the sewage from the west end of the Village.

On March 23, 1972, the Board of Directors confirmed the action taken by President Wayne Sheneman in executing a contract to construct “the Sanitary Sewer Out Fall Number 1, and temporary Lagoon System on February 25, 1972.” The contract was with “Pete Smith in the amount of \$251,621.06.”

The Aerated Lagoon was to be located in the Mill Creek basin now occupied by Lake Cortez.

The minutes of the Board of Directors, June 10, 1975 carry the following: “Mill creek Sewage Treatment Plant and collection line around Lake Cortez – The Cooper Company is presently awaiting notification from the Board concerning plans to relocate the sewage lagoon out of Lake Cortez. Mr. Gore would again like to appear before this Board to present the series of lagoon alternates requested by Wayne Sheneman and to further discuss these facilities and a proposed timetable for construction. Mr. John A. Cooper, Jr. has notified this Board by letter that the Cooper Company will begin construction on the dam of Lake Cortez in October of 1975.”

Mr. Jim Gore, Cooper Communities, on July 9, 1975, Board of Directors meeting, presented “the alternatives for Permanent Sewage Treatment Plant in the Mill Creek drainage area. The two alternatives recommended were: 1) Activated Sludge Plant – Total cost of \$3,500,000 with the 1st phase to cost \$900,000. A Series of Lagoons for Sewer Treatment – Total cost of \$2,300,000 with the 1st phase costing \$285,000.”

During 1975, ’76 and early 1977 many options were considered and much interaction took place between Cooper Communities, Property Owners’ Association and the Arkansas Department of Health. Finally in 1976 the decision was made to construct the Mill Creek Sewage Treatment Plant and to install “a 16 inch force mainline from the present sewer Lagoon to the Mill Creek Sewerage Treatment Plant.” (Minutes of Board of Directors May 5, 1977).

### **Mill Creek Plant**

The minutes of the Board of Directors, September 22, 1976 state that “bids for the Mill Creek Sewage Treatment Plant were opened September 10, 1976. The lowest bidder was Frazier Construction Company to construct the treatment plant and S & R Construction Company to construct the sewer line and lift station for a total of \$504,165.91.”

The minutes continue with a statement from the General Manager, Al Klein. “Mr. Klein reported that there will be an additional expense in regard to the Mill Creek Plant in inspection costs in the neighborhood of \$20,000 for Blaylock, Three & Associates to do the more technical inspections and a man on the job site every day to handle the more routine problems.”

The construction of the Mill Creek Waste Water Treatment Plant, sewer line and lift station were to be completed by December 15, 1977.

The Mill Creek Sewage Treatment plant began operating in 1978 at a capacity of 500,000 gallons per day. The treatment plant underwent improvements in 1987, but the capacity remained the same. In 1993 the capacity was increased to one million gallons per day by Daveco Construction at a cost of \$314,000. It remains at that capacity in 2000.

### **Cedar Creek Plant**

Due to the increase in the number of residents in the eastern half of the Village, it was necessary to construct a second Waste Water (Sewage) Treatment Plant. John Bloodworth, Director of Public Works, working with the Consulting Engineering firm Garver and Garver suggested a site for the “Cedar Creek Sewage Treatment Plant. He reported to the Board of Directors on February 27, 1980 that the Consulting Engineering firm, Garver and Garver, recommended locating the sewage treatment plant east of Minorca Road and pump the treatment plant effluent along Danville Road north to the Middle Fork of the Saline River.

In April 1980 “Mr. Bloodworth advised that it would be necessary to request an extension of time for the design of the Cedar Creek Sewage Treatment Plant since a site for the location had still not been chosen by Jim Gore of Cooper Communities, Inc. Engineering Division. Approval for granting Garver and Garver an extension of 60 days from April 28<sup>th</sup> for the design of the Cedar Creek Plant was given upon motion made by Earl Young, seconded by Howard Heggem and unanimously approved.” (Board minutes April 23, 1980).

On May 28, 1980, the site for the location of the Cedar Creek Sewage Treatment plant was reported to the Board of Directors.

John Bloodworth advised that the location at Hwy. 5 was the preference of Cooper Communities, Inc. for the Cedar Creek Treatment Plant. This location would require an on-site operator at all times which would require housing for that person. Mr. Klein advised that John Cooper, Jr. had advised that he might have a house at that location that could be used for this purpose. It was further noted that CCI had agreed to clear the road right-of-way to this site.

“Upon motion made by Charles Newlin, seconded by John Meinhardt and unanimously approved, it was RESOLVED to proceed to negotiate the site and acreage with John Cooper, Jr. as soon as possible for the location of Hwy. 5 below Balboa Dam.”

The minutes of the Construction and Maintenance Committee dated July 10, 1980 indicate that “The size of the plant will be reduced to be good for 12 years based on ¼ M.G.D. (million gallons per day) instead of previous plan for 20 years and ½ M.G.D.”

By 1980, the Clow Package Treatment Plant located below Pineda Dam was functioning at capacity, hence additional capacity to process sewage was mandatory.

The Cedar Creek Sewage Treatment Plant was constructed in 1981 by the Township Builders Company at the site below Balboa Dam near Highway 5 with the capacity to process 250,000 gallons of waste water per day. In 1995 the capacity was increased to 500,000 gallons per day by the Bearden Construction Company and it will be enlarged again by Huntco of Hot Springs in 2001 to process 1,000,000 gallons per day.

### **WASTE WATER TREATMENT FINANCES**

The revenue and expense for the Waste Water Treatment (Sewage) System given in 5 year intervals from 1980-2000 show that in 2000 the revenue and expenses were equal. Even though depreciation is not shown in the expenses, it is an important expense especially in the gravity flow system in the west end of the Village.

YEAR	REVENUE	EXPENSE*
1980	29,810	198,690
1985	186,300	240,800
1990	317,900	401,200
1995	589,480	524,235
2000	915,230	915,230

\*not including depreciation (Data provided by Department of Finance.)

### **ROADS SYSTEM**

Cooper Communities, Inc. constructs all roads then deeds them to the Property Owners’ Association to maintain. The repair and maintenance of roads in the Village are the responsibility of the Department of Public Works.

#### **Types of Roads**

The Department of Public Works reported to the Board of Directors in December 2000, describing the four main types of roads in the Village:

1. “Arterial; which are 22-feet wide. The only arterial in the Village is DeSoto. Major Collectors, which are 20-feet wide, such as Ponce de Leon and Barcelona. Minor Collectors, which are also 20-feet wide such as Coronado Drive and Asturias. Residential, which are 16-feet wide and include all ways and lanes.” (LaVilla Dec. 13, 2000)

The right-of-ways of the types of road are: Arterial (140-200 feet); Major collector (100 feet); Minor collectors (75 feet) and Residential (40-50 feet).

There were, in 2000, 450 miles of roads to be maintained in the Village, excluding the roads in the Granada area.

#### **Construction**

The construction of roads began in February, 1970, continued in December 2000, and beyond. John A. Cooper Jr. announced publicly in January 1970 the intent to build a retirement community in Garland County. In February the John A. Cooper Company had begun clearing and constructing an entrance which is the beginning of DeSoto Boulevard at State Highway 7; it is now called the West Entrance. (See CH. II and III)

During 1970, 28 miles of roads were completed (LaVilla, July, 1975), i.e. the roads were formed but not paved. By October an additional 6.5 miles of roads had been constructed primarily near Lake DeSoto in Santa Maria and Guadalajara subdivision. DeSoto Boulevard was constructed to Carmona Road and paved to Caella.

From 1970 to 1975, about 40 miles of roads were constructed (Annual Report, POA, 1975). The roads considered most important were referred to as a “road” “mains” “primaries”, “drives”, and “ways”.

Part or all of the following “important” roads were constructed during this period: DeSoto Blvd., Caella Rd., Barcelona Rd., Cortez Rd., Santa Maria Rd., Toledo Dr., Coronado Dr., Carmona Rd., Barcelona Rd., Minorca Rd., Balearic Rd., Malaga Way, Segovia Dr., Castellon Dr., Sierra Dr., Tomino Way, Cullerendo Way, Arias Way, Pyrenees Way, Colgadura Way.

In the 1980-1990 period most construction of roads occurred in the subdivisions in the Coronado and Balboa Golf Courses and Balboa Lake areas. More recently, 1990-2000 road construction has occurred still further east in the Village in subdivisions adjacent to Ponce de Leon, Magellan and Isabella Golf courses. As this history is being written road construction continues around the Granada Golf Course and Lake Granada.

#### **Road Surface Failures**

As previously reported, Cooper Communities constructs the roads, applies hot mix surface, and sooner or later deeds the roads to the Property Owners’ Association. In the 1970’s CCI contracted with road builders to construct the road beds and with an asphalt company to apply “hot mix”. On many roads the road bed was poorly or improperly constructed and the “hot mix” layer applied so thin that the road surfaces failed and did not please either CCI or POA.

During the 1980-1990 period, the Construction and Maintenance Committee, the staff in Public Works, and ultimately the Board of Directors, devoted a great deal of time and effort discussing problems of failing roads.

Excerpts from the minutes of the Construction and Maintenance Committee are indicative of the Property Owners’ concerns about road conditions.

“Al Balden stated the immediate assignment which is so sorely needed is to develop a procedure for road inspection and acceptance plus development of proper technique for a road survey and inspection. John Houston said he considered road design as a number one priority.” (June 24, 1979)

“The Chairman informed the committee that a definite procedure must be established for inspection and acceptance of future road work.” (July 19, 1979). The Committee met with J. Henly of the Asphalt Institute, seeking advice.”

“The committee expressed serious concern over the damage being done to Balearic Road, Camino Road and Cortez Road due to high volume traffic of trucks carrying road building materials and loaded too heavily for the road construction. It is recommended that every effort be made to have Cooper Communities, Inc. repair and/or rebuild these roads when the heavy traffic has ceased.” May 8, 1980).

“The roads damaged by heavy trucks used by CCI south of DeSoto are Balearic, Camino and Minorca. The repair of which will require 420 tons of asphalt – for this requirement Cooper has agreed to furnish only 60% or 252 tons. The current cost of asphalt is \$24.00 per ton.” (June 4, 1981).

“Because the continuing repair of the roads will place a considerable cost on the Villager’s in the future, the committee recommends the POA Board engage an outside expert consulting engineer to make a study of our past and present road problems and report on his findings and recommendations, including cost estimates or road construction improvements.” (July 14, 1983).

“Ernie Deaton from CCI Engineering was invited to this C & M Committee meeting to bring and review the road building drawings and specifications being used by CCI. This review was motivated by a strong desire to (1) fully understand all the steps used by CCI in completing a road (2) Compare the drawings/specs with good and bad examples of road compliance with specifications and (3) develop cooperative possibilities for complete compliance in all road construction remaining in the Village. All agreed the primary objective is to minimize future road repair/maintenance costs.” (May 12, 1988)

The specifications used by Cooper Communities, which were stated in the HUD Property Report, were established in 1969. The specifications called for two inches of asphaltic (hot mix) overlay with a six inch crushed gravel base on DeSoto Boulevard and a 1.5 inch asphaltic (hot mix) overlay on all other roads.

### Computer Rating System

In 1989 the staff of the Department of Public Works assisted by members of the Construction and Maintenance Committee adopted a computerized rating system which was modified from a system developed by the Asphalt Institute. The computerized rating system remains in use in 2000.

In the early 1990’s, CCI in cooperation with the POA and an engineering firm developed an inspection program for road construction. As a result of the inspection program and aggressive annual evaluation of roads, construction of roads has improved.

### Road Maintenance

Maintenance of road surfaces in the Village has consisted of application of Asphalt Overlay (hot mix), Slurry Seal, Chip Seal, and Micro-paving. Each has been used depending on the special need of the surface to be treated.

Asphalt Overlay is used when additional strength in the road surfaces is needed.

Slurry Seal is used when the road surface is strong but cracks need to be sealed.

Chip Seal is used when sealing of cracks and some additional strength is needed.

Micro-paving is used when sealing, leveling and some additional strength is needed.

The overlay history of DeSoto Boulevard from 1970 to 2000 show the width of the overlay and the date of the first overlay (paving) of the road as the overlay program from west to east are shown.

DeSoto Boulevard Overlay 1970-2000.

ROAD SECTION	WIDTH	1 <sup>st</sup>	2 <sup>ND</sup>	3rd
Rt. 7 to W. Villena	30	70	1985	1989
W. Villena to Calella	30	70	1977	1996
Calella to Carmona	30	71	1979	1994
Carmona to Fresno (W)	30	73	1981	1987
Fresno to Cortez	30	76	1985	2000
Cortez to Minorca	30	76	1985	1994
Minorca to Cluster Box*	30	82	1988	1994
Cluster Box to Balboa Rd.	22	82	1988	1993
Balboa Rd. to Saldana	24	86	1995	--
Saldana to Ponce	24	90	1995	--
Ponce to Realeza Ct.	24	95	1997	--
Realeza to Rt. 5	24	95	1997	--

\*Cement slab northside DeSoto near County Road (Data taken from records in Public Works)

### Maintenance Costs

Road Maintenance costs continue to increase as do the number of miles of new roads that are constructed annually. In addition the number of miles of old roads that are in need of repair, if not replacement, continue to increase. When asphalt (hot mix) was economical, CCI put overlay on many miles of collector and residential roads, even though no houses were on them. Ordinarily CCI overlays the road to a new residence just prior to occupancy.

The history of road overlay (hot mix asphalt) maintenance from 1990 to 2000 shows the fluctuation of cost per ton of asphalt and the POA funds available for the overlay program. The cost per mile to overlay depends not only on the cost of asphalt per ton but on the width and thickness of the overlay.

### Road Maintenance Costs

YEAR	COST/TON	MILES OVERLAYED	OVERLAY COST
1990	\$27.50	19.09	\$447,440

85

1991	31.50**	13.5 est.	455,190*
1992	31.50 est.	24.63	517,700
1993	30.50	15.16	394,800
1994	29.92	24.58	537,324
1995			
1996	32.00	31.85	976,795
1997	30.61	27.71	835,526
1998	30.57	15.28	927,182
1999	30.00	15.46	432,313
2000	33.95	15.98	518,616

\*Construction and Maintenance Committee minutes Jan. 10, 1991.

\*\*Construction and Maintenance Committee Minutes April 10, 1991.

The Construction and Maintenance Committee in 1991 submitted to the Board of Directors of the POA its projection of costs for road (street) maintenance. (Minutes July 13, 1991).

“Primary Network Streets: 35 streets, 83 miles, average life 7-8 years. Recommend 10.5 miles/year.

Cost at 2 ½” thickness= 20,200 tons X \$31.50/ton \$636,000

Collector Streets: 77 streets, 68 miles, average Life 10 years. Recommend 6.8 miles/year.

Cost at 2” thickness = 9,200 tons X \$31.50/ton 290,000

Neighborhood Streets: 469 streets, 93 miles, many Prior chip-sealed. Recommend 15.5 miles/year.

Cost at 1 ½” thickness= 920 tons X \$31.50/ton 450,000

Neighborhood Streets (no homes): 584 streets, 97 miles, 1990 = 3.5 miles to new homes required, 1992 projection 6 miles needed to new homes.

Estimate minimum 5 miles @ \$60,000/mile. 300,000

Unpaved (all classes): 295 streets, 91 miles, no estimate”

It is predicable that the Board of Directors and staff of the Property Owners’ Association will be negotiating with Cooper Communities concerning financial obligations for these unsuccessful roads, as well as the roads that were surfaced many years ago and have deteriorated.

### **Striping and Reflectors**

Striping of DeSoto Blvd. near the west end may have occurred in 1972 and 1973, but the minutes of the Board and committee meetings do not make mention of striping during these years.

The minutes of the Board of Directors, February 27, 1974 stated “The next order of business related to maintenance cost items considered necessary and urgent which were not considered in the 1974 operations budget. Items discussed and approved are as follows: Striping of primary and certain secondary streets (approximately 8 ½ miles @ 2 ½ cents per foot) \$1,200 approved and to be charged to the 1974 street maintenance budget.”

Striping of roads in the Village apparently was not a high priority from 1970-1980. The first record of striping having been considered by the Board of Directors was at the February 25, 1976 regular meeting. Al Klein, General Manager, told the Board that “the cost of providing striping on each side of DeSoto similar to that existing on Highway 7 could be done for a total cost of approximately \$4,200 on the existing paved section of this street. After discussion of the need and availability of funds and the anticipated request to provide this same item on other streets in the Village, the Board advised the General Manager that funds were not available at this time and that this request should be brought to the Board again later in the year.”

The median, yellow/orange stripe must have been applied earlier, but there is no record of such in the minutes either of the Board of Directors or the Construction and Maintenance Committee during the next several years.

Many portions of roads were center striped from 1980-90. There are no records to show which roads were striped or how many feet/miles were striped. There are seldom references to striping in any minutes of the POA, even though both C & M and Board minutes regularly have data on overlay and slurry of roads.

The Construction and Maintenance Committee minutes, April 13, 1995, stated guidelines for road striping: “Major thoroughfares will have a yellow center line and two (2) white edge stripes.

Roads 18’ or wider may or may not have three (3) stripes, based on traffic flow.

Neighborhood streets 16’ wide may or may not have center stripes (only), depending on such considerations as traffic flow, hills, restrictive visibility, etc.”

The first official record of striping was taken from a purchase order dated November 11, 1995, listing paint for 237,320 linear feet of striping at \$0.59 cents per foot.

In 1996, reflective yellow center line stripes (4 inches wide) and reflective white edge line (4 inches wide) were applied to sections of DeSoto Boulevard, Mazarron Road, Calella Road and Balearic Road, a total of 10 miles.

In addition to striping, the Department of Public Works in 1996 was trying center line reflectors on short spans of Barcelona Road.

In 1998 about 23 miles of roads were striped yellow and white paint.

The use of the center line reflectors on small sections of Barcelona proved to be effective and pleasing to the body politic.

Since 1998, center line reflectors have been installed on DeSoto Boulevard, Barcelona Road, Carmona Road, Cortez Road to the entrance of Cortez Golf Course, and Calella Road. All main, heavily traveled roads will have center line reflectors in the near future.

### **SANITATION SYSTEM**

Garbage and solid waste are terms used by various persons on Standing Committees when discussing the Sanitation System. Some sort of Sanitation System (Service) has functioned since the early 1970's. The Recycle System began in the 1990's and will be treated later in this chapter.

### **SOLID WASTE SYSTEM**

#### **Landfills**

From 1970 to 1974 solid wastes were collected twice weekly and transported by truck to landfill No. 1 which was located north of Barcelona Road on common property in the Sierra Subdivision. The waste was covered with dirt along with scrap construction materials. At the time no permit was needed to store solid wastes.

In August 1984 the Arkansas Pollution Control and Ecology required a permit to store solid wastes. Landfill No. 2 was established in the Asilo Subdivision near the current Mill Creek Sewage Treatment Plant. Under permit from the state, this landfill was used until 1980.

Landfill No. 3 was located in the Fenix Subdivision northeast of what is often referred to as the Rock Quarry. It was used with permit by the State until 1990, when a solid waste transfer station was constructed.

At the October 11, 1990 meeting of the Construction and Maintenance Committee, David Whitlow, Director of Public Works, reported that "The HSV landfill restoration is now complete, inspected and approved by Arkansas Pollution Control and Ecology. Some seeding of the surface will need to be redone next Spring."

#### **Transportation**

The Solid Waste Transfer Station was located south of Balboa Dam on 7.387 acres of Reserved Property owned by Cooper Communities. This property was deeded to the POA March 27, 1991.

The structure was designed by Garver and Garver Engineers and constructed by Hill and Cox contractors in 1990 at a cost of about \$75,000. The location was selected with the cooperation of CCI, placing the Transfer Station within easy access to Highway No. 5. (See Gates CH. VI)

The Board of Directors with the advice of the Public Works staff and the Construction and Maintenance Committee considered a number of options for moving the solid wastes from the transfer station to an approved and economically feasible location.

At the March 9, 1989 meeting of the Construction and Maintenance Committee Frank Murphy reported "that John Bloodworth is still waiting for bids on the various options to transport solid waste for disposal in Benton. The bidding firms in turn are awaiting resolution of bills in the State Legislature that deal with out of state waste as well as the transport of waste from county to county within the state."

Further propositions were studied and at the July 13, 1989, meeting of the Construction and Maintenance Committee "Frank Murphy reviewed in some detail the four current proposals for solid waste disposal and an outline sheet was distributed. Public Works favors Plan 4 (continued P.O.A. pick up, operation of transfer station and transport to Benton bauxite pits). A Board committee is looking at the costs of trucking, and the Board will advise the C & M Committee if their input is needed prior to making a decision."

The Transfer Station opened May 8, 1990 (May 10, 1990, C & M minutes). The POA contracted with independent haulers, paying so much per ton of solid waste that was hauled to the Bauxite pits in Saline County.

The annual cost for transfer of solid waste from 1990 to 1998 increased steadily due to the cost per ton established by Saline County.

#### **Transfer Costs of Solid Waste to Saline County**

YEAR	TOTAL TONNAGE	COST/TON	TOTAL COST
1990			
1991			
1992			
1993			
1994	3,637.60	18.30	66,568.08
1995	3,864.79	20.50*	79,160.63
1996	4,060.06	22.60	91,086.53
1997	4,212.76	30.50%%	122,121.73
1998	4,054.13	28.00***	114,114.92

\*January 18.30; Feb. 21.50; April 21.50, other months \$20.50

\*\*Jan., Feb. \$22.60; Mar., April, May, June \$29.50, all other months \$30.50

\*\*\*Jan. \$30.50, other months \$28.00 (Date provided by Public Works)

#### **Garland County Transfer Station**

Garland County in 1999 began a solid waste program, collecting waste at roadside entrance to residences. As part of this program, a Solid Waste Transfer Station was built by the County on Highway No. 7 only a few miles from the Village. Garland

County agreed to receive the solid waste from the Village which reduced significantly the cost of transfer for the Property Owners' Association. In 1999, 4,913.04 tons of solid waste at a cost of \$132,044.77 and in 2000, 5,385.14 tons at a cost of \$127,523.72 was transferred to the Garland County transfer station. These savings in transfer of solid wastes were considerable when compared to costs previously.

General Assembly Acts; 751, 752

In 1991 the Arkansas General Assembly passed several Acts, all concerned with solid waste. Act 751 made it illegal to dispose of yard waste in a landfill; Act 752 created Regional Solid Waste Management Districts with power to establish programs encouraging recycling. Act 754 increased landfill fees approximately 50% effective July 1, 1991.

To comply with state regulations and to reduce the amount of solid waste disposal, hence costs, a subcommittee of the Construction and Maintenance Committee in cooperation with the Kiwanis initiated a "yard waste" pick up program, beginning April 17, 1991. The Kiwanis picked up bagged yard waste and tied limbs and Public Works made chip and mulch. In the May 9, 1991 minutes of the Construction Committee, Bob Venuti reported that "The experimental leaf pick-up is working. Some helpful information is emerging from the 500 bags picked up. An adequate truck is necessary, more volunteers will be needed."

#### **Solid Waste Management District**

A Solid Waste Management District comprised of Garland, Clark, Hot Spring and Saline counties was formed, making Hot Springs Village a component of that District. Act 752 which created the Solid Waste Management District also addressed recycling. It stated that "Beginning July 1, 1992 all residents within a Management District shall have an opportunity to recycle, meaning the availability of collection centers that are convenient for persons to use. By July 1993, each county must have a recyclable materials center."

The four county solid waste management district was searching for an area to develop a landfill and a recycling center was developed in Hot Springs.

Active consideration of initiating a recycle program in the Village began within the Construction and Maintenance Committee.

#### **RECYCLING SYSTEM**

"In early 1990 a group of Village volunteers approached the POA to consider recycling in the Village. They were referred to the C & M Committee where a subcommittee was established chaired by Bob Venuti. The subcommittee volunteers, approximately twelve active individuals, visited recycling centers within the state including a center in Rogers where volunteers from Bella Vista worked. It was concluded that a drop-off center was most practical because of the heavy capital expense of a curbside collection system. The Board permitted the committee to submit a grant proposal to the Arkansas Department of Energy for capital equipment to establish a drop-off center. Unfortunately no grant was awarded." (Venuti, personal communication).

#### **Recycling Subcommittee**

In April 1990 a Recycling Subcommittee recommendation of the Construction and Maintenance Committee met "with Al Klein to brief him on the Recycling Subcommittee recommendations of establishing a pilot project to collect recyclable materials from a group of 100 homes. The objective would be to collect data on volume and classification of recyclables, assess cooperation of residents, identify problems and gain experience on what would be required of POA for house to house."

The Recycling Subcommittee, chaired by Bob Venuti, reported "markets have been located for newspaper and glass (aluminum cans market well established) for small quantities expected during recycling start up. No significant income can be derived through brokers – 25¢/100 pounds for newsprint and ½ to 1¢/pound for glass. If significant quantities of glass can be gathered we can sell direct to a primary market (glass manufacturer) for 4 ¢/pound (\$80/ton in 20 ton quantities). Bella Vista now accumulates 20 tons every 70 to 80 days." (Minutes C & M Committee, June 14, 1990)

The Recycling Subcommittee continued to investigate markets, equipment and potential cooperation of the residents of the Village. At the September 13, 1990 meeting of the C & M Committee it was reported that the Property Owners' Association "Board approved recycling equipment grant proposal and it has been submitted to the State Dept. of Energy. The Village Recycling Committee (now 25 members) met (17 members present) to organize six action sub-committees to implement a curbside pick up pilot program in the Village. Should the state grant be unsuccessful a voluntary central station collection program will be developed."

Unfortunately the proposal to the Arkansas Department of Energy was not funded. A less ambitious proposal requesting about half as much (\$43,000) as original proposal was submitted.

In a report submitted to the Board of Directors of the POA (August 1, 1991), on behalf of the Recycling Subcommittee, Bob Venuti stated: "It was soon apparent that a considerable capital investment would be necessary to start a recyclables collection program. The costs ranged from \$180,000 for a curbside pick up program to \$45,000 for a central, voluntary, drop off station. Sources of grants were investigated, but the private status of the Village made it difficult to establish eligibility."

#### **Recycle Center**

Since grant funds were difficult to obtain, the recycle program was started and operated by volunteers at the Recycling Center that had been established below the DeSoto Lake dam. Villagers were encouraged to bring newspapers, cardboard, clear glass, and aluminum cans to the Recycle Center.

In 1992 the Department of Public Works stated that the "Recycling Center is open and is very busy and working well." (Minutes C & M Committee, July 9, 1992)

"The extent of participation by Villagers in contributing materials to the center was maintained by a count of the cars that passed through each day. A typical day during the first month of operation in July of 1992 was 60 to 80 cars. The station was open from 9:00 AM to 3:00 PM, six hours, with an average of 10 to 13 cars an hour. Two to three volunteers handled this volume. By early

1995 the station was open 7 ½ hours a day, 450 minutes, and the volume had increased to over 400 cars a day, representing over a car a minute during most of the day. Over 200 volunteers manned the station, 162 regulars worked from 2 ½ to 5 hours a week, and 40 Kiwanis Club members volunteered to provide 4 men for 4 hours each and every week. The pride and esprit de corp of the volunteers was a great asset in promoting the participation of an estimated 55% of Village residents. The program was recognized as one of the most successful drop-off centers in Arkansas. Appendix – shows a typical volunteer work schedule that was maintained for several years.” (Venuti, personal communications)

### **Curbside Pickup Study**

The Recycling Subcommittee began to investigate ways to establish a pilot program of curbside pick up of recyclable material within the year. Bob Hastings, Chairman of the Recycling Subcommittee reported to the C&M Committee.

The November/December 1993, issue of the LaVilla News stated that “Wal-Mart has awarded \$7,000 grant to Hot Springs Village recycling program. Excerpts from the LaVilla article reflect the impact the grant would have on the Recycling Program.

“According to Venuti, the Wal-Mart grant “will provide the boost necessary to assure a viable, self-sustaining program.”

“Venuti says that the biggest problem and expense for the Village recycling program is transporting materials to markets. The walk-in trailers used to transport newspaper are leased, and the lease payment consumes most of the revenues. “The grant will provide for the purchase of trailers.” “This will result in a revenue surplus to meet other expenses at the Village station.”

“The Village Recycling Center, through the efforts of volunteers and the support of the local business community, has become one of the outstanding drop-off programs in the state.”

On December 8, 1994, “that Village Recycling hoped to have a home collection trial involving some 400 families underway sometime in January. He also stated that a market has been found for green glass.”

### **Curbside Pick-up Implementation**

Interest in the Recycling Program increased steadily and advanced planning for curbside pick-up continued. The minutes of the Construction and Maintenance Committee, November 9, 1995, stated that the Board of Directors of the Property Owners’ Association “has approved the purchase of a recycling trailer, two (2) roll-off containers, and 1000 individual plastic containers for homeowners’ use. Expect home pick-up to begin in January 1996.”

Many volunteers with trucks, vans and cars distributed the plastic containers to households in the west end of the Village.

On February 8, 1996, Public Works reported “that home pick-up of recyclable material began on February 7<sup>th</sup>. although the new recycling trailer was not available, pick-up was accomplished with Public Works’ improvised equipment. Participation was very good and very well received by people in this pilot pick-up area.”

Interest in recycling escalated in the Village, hence the program grew steadily. An article in the March/April 1997 The Village News reflects the broad involvement of Villagers.

“Boy Scouts of Troop 7 in the Village, under the direction of Darrell Workman and several “den mothers”, have been placing recycling directions on the new deluxe curbside containers.

The Kiwanis Club of Greater Hot Springs Village has been delivering the containers to each Village home as a community project. Dedicated volunteers from the recycling station also delivered containers and directions during the month of April.”

“In the Spring of 1996 it was announced that the Southwest Central Regional Solid Waste Management District had received a grant from the Arkansas Department of Environmental Quality for recycling. The District Board voted to construct a central recycling and processing and marketing center in Hot Springs for corrugated cardboard, newsprint, glass and aluminum cans. The major benefit to the Village would be the establishment of a local facility where materials of large volumes could be consolidated and marketed, and where revenues could be distributed to contributors.

The Central Recycling Center baled, marketed and shipped materials from three counties, Garland, Clark and Hot Spring. They distributed revenues only when materials were sold because of the wide fluctuation in prices. It took nearly 8 months to get revenue procedures and distribution approved, hence the first recorded revenue was in August of 1997. The total revenue for 1997 of \$18,926 included 1996 revenues for both corrugated and newsprint.” (Venuti, personal communication)

### **Curbside Pick-up Program**

In April 1997 curbside pickup of recyclable materials was underway throughout the Village. The May/June issue of the Advocate (formerly The Village News) carried an Article on the Village curbside recycling program. Excerpts from the article are informative on the growth and importance of the program.

“Paul Moore was hired as the Recycling Coordinator/Assistant Street and Sanitation Superintendent for the project. He has a three-man crew.”

The recycling program had changed from a volunteer operated program to one operated by the Department of Public Works.

The article on the Advocate went on to say that “David Whitlow, Director of Public Works, and Claude Blackmon, Street and Sanitation Superintendent, said that the pilot curbside recycling program that was conducted in recent months was very helpful in organizing the program for the entire Village.

As is true with any new program, there were several “bugs” to be worked out in the beginning, but Whitlow, Blackman, and Moore have been working closely together to get this worthwhile program running more efficiently.” “Items that can be accepted in the Village recycling program are corrugated cardboard, brown paper bags, aluminum cans, newspaper and clear glass. Items that cannot be accepted are left behind.”

In the Fall of 1997 the Village Recycling Program had show genuine progress in management and operation. The September/October issue of the Advocate reported that “The Village recycling program is now in full swing, and Recycling

Coordinator Paul Moore and his crew of Richard Wallace, Mark Cummings and Kenneth Blackwell have shown that the project is saving money for HSV.”

### **Recycling Finances**

The Article went on to say that in August and September many tons of Recyclable materials were collected. It stated that “newspapers, 92.5 tons; glass, seven tons; cardboard, nine tons; and aluminum cans, two tons. This comes to a grand total of 110.5 tons a month, and when that is multiplied by the landfill fee of \$45 per ton, that comes up to a monthly savings of \$4,972.50. If that figure remains fairly consistent throughout the course of a year, that comes to a savings of \$56,670.”

### **Recycling Revenue and Expense, 1980-2000**

YEAR	REVENUE	EXPENSE*
1980	\$69,000	\$116,450
1985	188,000	192,130
1990	287,460	316,275
1995	592,845	477,515
2000	920,000	657,235

\*Excluding depreciation (Data provided by Department of Finance)

The revenue from the current curbside recycling program does not cover the costs of curbside collection when labor and capital equipment are included. However, the POA Board was made aware that the cost avoidance (hauling to the landfill and paying tipping fees which average \$35/ton) on 852 tons a year represents a \$29,800 savings. By the year 2000, the total revenue and cost avoidance savings amounted to just over \$84,000. (Venuti personal communication)

### **ARCHITECTURAL CONTROL SYSTEM**

The Declaration developed by the John A. Cooper Company, dated April 20, 1970 provides for “control” of all construction. Article XI Architectural Control Committee states: “No building, fence, wall or other structure shall be commenced, erected or maintained upon The Properties, nor shall any exterior addition to or change or alterations therein be made until the plans and specification showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of Developer, or by an Architectural Control Committee composed of three or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within 45 days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.”

### **Architectural Control Committee (ACC)**

The Architectural Control Committee is a committee of the Property Owners’ Association, even though the initial committee members were all Cooper associated. In 2000 prospective members for appointment to ACC are recommended by the POA and the Board of Directors of Cooper Communities, Inc. approve the appointments.

The Architectural Control Committee (ACC) for the Hot Springs Village Property Owners’ Association was established in 1972. The first written record of the Architectural Control Committee meeting was in the minutes of ACC dated April 9, 1973. Five committee members were present: Elwood Bell proxy for John Whelan, Eben Daggett, Jim Sandstrum and Cal Kepner. In January 1974, Weston Tucker, Project Director for the John A. Cooper Company replaced Cal Kepner on the Architectural Control Committee.

The Architectural Control Committee in August 1974 wanted to fill two vacancies. The Committee was striving to get new members not associated with the Cooper Company.

“A total of eleven (11) names were submitted, all being residents of the Village and none having any past or present associations or affiliations with CCI, VHI, or POA or any other independent realtor or contractor. The names advanced were Thomas Cofer, Glen Lund, Jim Adams, Claude Murphy, Sam Hunt, Ed Vennon, Ed Rice, Frances Walter, Fred Garritson, Sadie Maas”. (ACC minutes, August 30, 1974).

Elwood Bell, Jim Sandstrum, and Weston Tucker reviewed the credentials of the 11 prospective ACC members and submitted the names of the 11 to the Board of Directors of the Property Owners’ Association who were: John A. Cooper, Jr., J. F. Gore, Wayne Sheneman, Weston Tucker and Harold Bemis – All Cooper Company Associates. Fred Garritson and Tom Cofer were appointed to the ACC. A few months later (January, 1975) Lloyd Stephens and Leroy Harrington were appointed to the ACC Committee. Now the membership of the ACC was entirely property owners in the Village.

The Architectural Control Committee continues to function actively in 2000 and no doubt will continue as long as any construction occurs in the Village.

### **ACC Administrator**

An Administrator for the Architectural Control Committee was first mentioned in August, 1974, when Roger Needham was listed as the ACC Administrator. (ACC minutes, August 30, 1974). The Administrator had the responsibility to “inspect” and compile a list of violations by contractors and home owners who were not in compliance. Roger Needham served as ACC Administrator until the summer of 1976 when he resigned.

As outgoing ACC Administrator Roger Needham advised the Committee of some of the Administrator’s responsibilities. Excerpts from the June 7, 1976 minutes show his concerns: - - - “one of the duties was to maintain a record on paper which is required and also maintain a working relationship with Cooper’s executive staff. A report must be maintained and sent in each month to Cooper on all permits issued. It is also necessary to maintain a good relationship with the Assessor’s office. Roger stated that he had

been advised by the Assessor’s office that houses put on the books after January 1, 1977 would be increased to \$20.00 a square foot for personal taxes.”

-- “also important to establish a good relationship with the State Division of Building and Safety.”

The ACC Administrator office has stabilized and grown. Because of the growth of the Village and number of Construction projects three inspectors are needed. One of the three is an investigator/inspector, responding to complaints and conducting inspections.

**ACC Finances**

The employees of the office of the Architectural Control Committee are on the payroll of the Property Owners’ Association, budgeted in the Department of Public Service.

The various fees charged for building permits, utility connections and the like are to support the ACC office operations. The ACC Charter states that “It is intended that fees collected shall be at least sufficient to maintain the Architectural Control Committee and staff and the POA shall review its fee structure periodically to determine its adequacy to insure that the Architectural Control Committee and its functions are financially self-sustaining.”

In the 1970’s the fee structure was generic, plumbing, electrical, etc. As time passed and the construction increased, the fee structure was more specific, e.g. building permit, utility connection, holding tank fee and burn fee.

From January 1 to June 30, 1979, the following number of permits were issued: 131 building, 42 utility connections, 22 holding tank and 73 burn, collecting a total of \$74,085. The building permits ranged from no fee for churches and ranging from \$15 to \$122 depending on size of structure. The utility connection fee was \$750; the holding tank \$1300 to \$1500 and the burn \$30.

The construction permit fees in 2000 as shown on the “ACC Checklist for Building Permit applications” are:

- ACC permit \$125 for first 1200 heated square feet plus .25 for each additional heated square foot.
- Heating, Air Conditioning, and ventilation \$40 for first system and \$20 for each additional system.
- Utility Connection

Public Works	\$1,000.00
Water	400.00
Sewer	450.00
Electrical	600.00
Water Meter (Deposit)	50.00
Tank (Estimate)	3,500.00
Total	\$6,000.00

The Inspectors from the ACC office make several inspections at a construction site, responding to requests by the contractor asking for the inspection. The following inspections are currently listed in “New Home Packet” made available by the Property Owners’ Association to prospective builders:

Footing Inspection, location inspection, rough-in slab plumbing, rough-in top out plumbing, rough-in electric, heating and air conditioning, zero tolerance fireplace, framing, water line, final inspection.

The number of building permits issued from 1980 to 2000, in five year intervals, show an increasing and finally decreasing number.

1980	1985	1990	1995	2000
64	260	223	270	177

**MATERIALS STORAGE AND MAINTENANCE BUILDING**

The Public Works Maintenance Building and the Property Owners’ Association Administration Building were constructed in 1978-79 and occupied in 1979. Previously “The Public Works Department operated out of a temporary and metal structure north of Lake DeSoto. Its divisions, such as Water and Sewer Maintenance, Sanitation, Streets, Vehicle Maintenance, and others were housed in small wooden and metal porta-buildings.” (The Village Letter, No. 8, September, 1979) (See CH. V POA Administrative Offices).

The minutes of the Board of Directors August 8, 1977 show that “Al Klein asked for approval of the Board for the new Public Works Building Site to be located in Navarra Subdivision on 9.6767 acres of reserved property. The Public Works Building and grounds to comprise 4 ½ acres with the remaining land to be made into a passive recreational park.”

The records are not clear as to what happened to Klein’s plan for the Navarra area, but the Public Works Building was not to be in Navarra Subdivision.

The land on which the POA Administration Building, Public Works Maintenance Building and Public Works Material Storage area were constructed on land that was purchased by the Property Owners’ Association in 1974. The minutes of the Board of Directors meeting April 17, 1974 describe the transaction.

“Clayton Little presented to the President the deed to the Maintenance Site of 6.874 acres from Cooper Communities, Inc. to the Hot Springs Village Property Owners’ Association, which land was conveyed to the Property Owners’ Association from CCI for CCI’s original cost of \$400 per acre. Elwood Bell was directed to make remittance to CCI and to place revenue stamps and record the deed. The Board was unanimous in its expression of appreciation to CCI for reserving and holding this land and conveying it to the Property Owners’ Association.”

More information on the construction of the POA Administration Building and the Public Works Maintenance Building in 1978-79 is included in CH. 5.

**HISTORY OF HOT SPRINGS VILLAGE BEYOND 2000**

**2001 Summary**

**Public Works Organization**

In 2001, the Department of Public Works was restructured. Parks and Grounds Maintenance was added from the Department of Recreation and the Public Works ACC Office was removed from Public Works and became a separate department, Planning and Inspections. The Property Owners' Association Board of Directors established a new position of Planning and Project Manager to serve as the supervisor for the Planning and Inspections Department. Marion Monk was hired in 2001 as the Planning & Project Manager.

The Property Owners' Association purchased property located off of Minorca Road from CCI for use by the Public Works Department. After improvements, the Street and Sanitation Division of Public Works moved to the Minorca location from the POA Administration Building.

Public Works crews continued to clean up storm damage from the 2000 Ice Storm, which left many Village residents without power for up to seven days.

## **2002 SUMMARY**

### **Water System**

#### **Water Supply**

In an effort to address future water sources and needs, the Hot Springs Village Board of Directors voted to support the implementation of a Saline Watershed Regional Distribution District. The POA is also a partner in the Mid-Arkansas Water Alliance, which includes a six-county region surrounding Little Rock.

### **Waste Water System**

#### **Cedar Creek Plant**

The Cedar Creek Wastewater Treatment Plant expansion was completed in 2002. The expansion provides a capacity of 1,000,000 gallons per day of treatment. The expansion was completed by Hunco Builders of Plainview, Arkansas for approximately \$4,000,000.

## **2003 SUMMARY**

The largest of the planned gabions to be constructed on streams entering the lakes of Hot Springs Village was completed on Cedar Creek upstream from Lake Balboa. This gabion was constructed by POA employees at a total cost of \$19,560. POA crews also constructed one smaller gabion in 2003.

### **Water System**

#### **Water Supply**

The Property Owners' Association joins the Mid Arkansas Water Alliance, a coalition of central Arkansas water purveyors seeking water sources for the next 50 years.

A petition to form a Saline Watershed District was filed on May 30, 2003.

A resolution was approved by the Board of Directors to support the Saline Watershed Regional Water Distribution District.

The Hot Springs Village Board of Directors entered into a funding support agreement with Arkansas Soil and Water Conservation to monitor the Middle Fork of the Saline River upstream from Hot Springs Village. This project is being organized under the U.S. Geological Survey. This is a \$20,000 commitment for two years.

## **2004 SUMMARY**

The Lake & Water Management Committee was asked to work with the Arkansas Department of Environmental Quality to establish a Saline Watershed Advisory Group. A watershed advisory group for the Middle Fork of the Saline River, AIM (Alliance for an Improved Middle Fork) was in its infancy and has approached the L&WM committee members to assist with its organization.

Garver Engineers completed their work for the Granada/Isabella Golf Course Irrigation Water Study. They explored the capacity of the siphon from Lake Balboa to the Magellan Pond, the quality and quantity of Cedar Creek, the capacity of the Magellan Pond, and cost estimates of various improvements including a new pump in the Magellan Pond and piping to a point near Lake Isabella.

### **Water System**

#### **Water Supply**

Saline County Judge Gary Arnold formally created the Saline Watershed Regional Water Distribution District. The initial meeting of the Board was January 8, 2004. Many discussions were held relative to the financing of the new district. The district asked stakeholders to provide financial dues based on the number of water meters each purveyor served. As Hot Springs Village serves a large number of water meters a \$.25/meter/month contribution constituted an almost \$25,000 contribution per year for a three year period. The POA BOD voted to support the district with administrative costs only, as engineering costs have not been incurred and no guarantee of these costs has been provided. The BOD voted to support the district with 2,800 annually for three years to support their portion of the administrative costs.

The BOD authorized a contract with Line and Plant Construction for the water intake improvement project. The project called for the installation of a new pump on the Middle Fork of the Saline Water for water in Lake Lago. Once completed two pumps will be available to refill Lake Lago, the Village's potable water supply. The new pumps will withdrawal water from the Middle Fork in a more efficient manner while enhancing security.

The former water plant was brought to the attention of the BOD for its unsightly appearance. Aces Inc. was hired for \$10,658 to demolish two tanks at the former plant. Public Works employees cleaned up the building and grounds and painted the building for an estimated \$2,500.

### **Recycling System**

#### **Recycling Center**

The recycling center previously located on DeSoto Park Lane was moved to Cloaca Lane. The center was moved due to the fact that they have outgrown the existing site. The collection boxes previously located at the POA Administration Building for property owners going out of town were also moved to the new location. It is now open Monday through Friday from 8:30 a.m. until 4:00 p.m.

## **CH. 10. SPECIAL EVENTS**

### **INTRODUCTION**

During the 30 year history of Hot Springs Village, numerous events that were especially important and/or significant have occurred. Some of the more important and unusual events have been called special, hence the name Special Events was selected for this chapter. Certain events that are special occurred periodically, such as anniversary celebrations which involved the entire community. Some other events occurred only once, such as the bank robbery and the tornado which impacted only segments of the community.

### **BICENTENNIAL**

The Board of Directors at its regular meeting March 24, 1976 reported that

“The General Manager next reported that Hot Springs Village had been declared a Bicentennial Community. Approximately 160 people are involved in the Bicentennial Program for the year. The program will begin April 24, with a picnic on the grounds and square dancing at the front gate. It will be climaxed on July 4, with tentative plans for this activity in the Coronado Community Center. Mrs. Pam Wilson is chairman of the Bicentennial Committee and is working with all standing committees and clubs in the Village.”

The Director of Recreation, Terry Edwards, and the Social Committee developed plans for activities as part of the Bicentennial program. The minutes of the Social Committee, May 7, 1976, reflect some of the plans.

“Mr. Edwards asked members of this committee to act as guides to conduct groups of visitors through the new Recreation Center. This would include serving refreshments, acting as receptionists, and so forth. We gladly accepted this responsibility. The Dedication of the Recreational building is planned for the evening of June 28. There is to be a musical program also. For June 30, Wednesday, a Youth Program has been announced.”

The Bicentennial celebration was the first Special Event held by the Village, celebrating its sixth anniversary and the 200<sup>th</sup> birthday of the nation.

### **SESQUICENTENNIAL**

On June 14 and 15, 1986 Hot Springs Village conducted a Sesquicentennial Celebration “commemorating the 150th birthday of Arkansas by celebrating the history and achievements of our 16-year old community.” (Program June 14 and 15, 1986).

A POA Sesquicentennial Ad Hoc Committee was established by the Board of Directors appointing Anne Arneson, a member of the Board of Directors, as chairperson. Other members of the committee were “Joe Kipp, Co-chairman, Virginia Bell, Randy Brucker, Bill Hawk, Pat Roberts, Hal Vanatta and Retus Hedgepeth Fierske.” A six page printed program was prepared and distributed by the Ad Hoc Committee on behalf of the Committee, Anne Arneson wrote “WELCOME to a two-day celebration of the history and the community achievements of Hot Springs Village! In the sixteen years of its existence, this carefully planned place has grown steadily. There are now about 5,000 permanent residents, and others move in every month. There are more than 26,000 property owners; from every state in the union. The developer, Cooper Communities, Incorporated, continues regularly to deed additional amenities to the property owners, who elect a seven-member Board of Directors to represent them in assuring sound management of the community and its assets. Some of these assets – the water and sewer treatment facilities and the Coronado Natatorium and Fitness Center, for example – have been built by the Property Owners’ Association.

Virtually every resident volunteers time to help meet community needs, and non-profit organizations like Cedar Mountain Ambulance, Inc. and the Village Community Foundation have been created by residents to supplement Property Owners’ Association activities in maintaining and enhancing the high quality of life here. The growth of our churches also has kept pace with overall population increases.”

In recognition of the state of Arkansas Pat Roberts, member of the Ad Hoc Committee, said in the program that “On June 15, 1836, Arkansas became the 25<sup>th</sup> state admitted to the Union, with the first state election being held on August 1, 1836. James S. Conway was elected our first Governor.

Arkansas has a very interesting history, with many “firsts” being recorded here – one being Arkansas Post in Arkansas County. This was the first permanent white settlement west of the Mississippi River. In 1932, Mrs. Hattie Caraway of Jonesboro became the first woman ever elected to the United States Senate. She was re-elected in 1938. Other “firsts” are too numerous to mention here.”

The two day Sesquicentennial Celebration was filled with scheduled events in which many participated and with dozens of exhibits displayed in Coronado Center.

### **HSV 15<sup>TH</sup> ANNIVERSARY**

Cooper Communities took the initiative to announce plans for a celebration of the 15th Anniversary of Hot Springs Village. On May 29, 1985, CCI issued a press release headed “Dignitaries, Developer and Property Owners to Celebrate 15th Birthday of Hot Springs Village” on Friday, June 7.

Excerpts from the release are informative: “Governor Bill Clinton, Congressman Beryl Anthony, and Secretary of State Bill McCuen” plan to be present.

“ - - - developer of this planned community - - - will provide beer/soft drinks, three live bands; commemorative souvenirs and a gigantic birthday cake”.

“John A. Cooper, Jr., Chairman of the Board of Cooper Communities, will head a group from that organization taking part in the celebration.”

The POA and CCI cooperatively prepared for the June 7, 1985, birthday celebration. A large lapel pin with a picture of the fountain, “Where Happiness Is” slogan, and dates 1970-1975. Brightly colored souvenir programs “Have A Happy Birthday with Us, June 7” were provided for each attendee. Flyers and brochures relating the 15 year history of Hot Springs Village were included.

The June 7, 1975 issue of the Sentinel Record reported that the three live groups providing music are: Hank Ayers Band, the Ramblin Rebels, and Ford Family Band. The celebration was held on DeSoto Club lawn at 4 P.M. Speeches were short and few.

Various reports indicate that more than 1,000 people attended the celebration. Both POA and CCI were pleased with the event.

### **HSV 20<sup>TH</sup> ANNIVERSARY**

Cooper Communities Inc. notified the Property Owners’ Association that it was planning a 20th Anniversary Celebration early in 1990.

The minutes of the Recreation Committee, March 12, 1990, state that “CCI is planning a special celebration in 1990 to celebrate the 20<sup>th</sup> anniversary of Hot Springs Village. The tentative date is Saturday, June 9, 1990. It was noted that the HSV Shrine Club Golf-A-Rama will be in progress on this date and they have reserved Coronado Center for a capacity crowd.”

Loren Summers, CCI Director of Community Relations wrote: “1990 will mark the 20<sup>th</sup> anniversary of Hot Springs Village. Since 1970, the Village has grown into a thriving community of over 7,000 people with more than 28,000 property owners.

A special celebration is being planned for this important milestone in the community. The tentative date is June 9, 1990. All Hot Springs Village property owners are cordially invited to attend.” (The Village News, Vol. XIII, No. 2, 1990)

Even though the 20<sup>th</sup> Anniversary celebration was planned for June 9, it occurred on August 4, 1990. The October/November/December, 1990, issue of The Village News reported “Hot Springs Village celebrated its 20<sup>th</sup> birthday on Saturday, August 4, with several activities. There was an arts and crafts fair at the CCI Homesites Sales Office, band performances by the Village Brass and the Music Mountain Jamboree Band, a luncheon at the Desoto Club and appearance by Governor Bill Clinton also at the DeSoto Club.”

Roger McMennamy, president and chief executive officer of CCI, was the featured speaker at the luncheon. He commented on the achievements of Hot Springs Village and suggested ways that CCI and POA could develop even closer working relationships.

“Mr. McMennamy presented two specially designed flags to the Village, one of which now flies on the grounds of the Coronado Center. The other will be used on the site of the new Auditorium and Activities Center after it is completed. He also awarded to the POA the deed to the auditorium property.” The Village News, Vol. VIII, No. 4, 1990)

There were several speakers at the luncheon according to the report in The Village News.

“Other speakers at the luncheon were Randy Brucker, CCI President of Hot Springs Village, Loren Summers, CCI Director of Community Relations, POA President Ruth Howie, Hot Springs Mayor Melinda Baran and Hot Springs Chamber of Commerce President Jim Cherry, who presented a plaque expressing appreciation to the Village for its role in the development of Garland County.

Governor Clinton wished the Village “happy birthday” and expressed gratitude to Cooper Communities for “building three of the finest retirement cities in the United States within the state of Arkansas.”

### **HSV 25<sup>TH</sup> ANNIVERSARY**

#### **Planning**

The 25<sup>th</sup> Anniversary of the Village was noted for the report by the Hot Springs Village Voice on “Hot Springs Village 1970-1995, where Happiness Is.” The 56 page Silver Anniversary Supplement, April 19, 1995 carried numerous articles reporting the development of components of the Village.

Mel Fluhart, owner, editor, publisher of The Voice wrote in a “Summary” that it was “Our intention in programming the 25<sup>th</sup> Anniversary Edition, celebrating Hot Springs Village, was to go back to the beginning and establish the chronological sequence that has brought us to where we are today.” He goes on to say that “we wish to acknowledge Village News and Cooper Communities’ early news editions for much of our material.”

The Board of Directors at its June 28, 1995, regular meeting reported action taken on the 25<sup>th</sup> Anniversary. The minutes stated that “Dave Schores made a motion that the POA join CCI in celebrating the 25<sup>th</sup> Anniversary of Hot Springs Village, designate the tentative dates of October 19, 20 and 22 for those celebrations and that the POA Board President appoint an ad hoc committee to work with CCI representatives in arranging for those celebrations.”

The motion passed and President Plunkett stated “he would appoint Lou Cary as chairman of the Communications Committee and Randy Kuhn as Chairman of the Social and Cultural Committee.”

Plunkett went on to say that “Joanna Williams would serve as resource to the committee.”

Phil Horn was introduced as the Chairman of the 25<sup>th</sup> Anniversary Committee, during the July 26, 1995 Board meeting. Horn described the activities planned during the month of October - - - a schedule of events will be released to the Village News.

In August the Board of Directors voted to allocate \$9,475 to support the costs of the 25<sup>th</sup> Anniversary (Minutes August 23, 1995).

#### **Schedule of Events**

The schedule of events of the 25<sup>th</sup> Anniversary Celebration for the month of October were published in the Village News, Sept./Oct. 1995.

The chairman of the 25<sup>th</sup> Anniversary Committee, Phil Horn said “we urge non-residents to join us in October to take part in the many activities - - -. There’s something for everyone – golf, bridge, fishing, dancing or just plain fun.”

“The grand finale of the 25<sup>th</sup> Anniversary Celebration will be the “Home Coming” Open House, October 29 from 1-4 PM in Ponce de Leon Center.” Choruses, bands, complimentary refreshments will make the occasion festive.”

Participation in the various events during the month were well attended and the “Home Coming” for non-residents was very well received, according to the committee. Nearly 1,000 people participated in the grand finale, Oct. 29.

## **HSV 30<sup>TH</sup> ANNIVERSARY**

### **Introduction**

The 30<sup>th</sup> Anniversary celebration 1970-2000, was extensive and elaborate. Events were scheduled from April 25 through May 7, 2000.

The LaVilla News, Saturday, April 15, 2000 displayed the following headlines

“A Commemorative Edition of LaVilla News”

“Celebrating 30 Great Years”

“Happily Ever After”

“Three Decades of a Dream Brought to Life”

Articles covering many stages in the 30 year life of Hot Springs Village were covered.

The Village Voice, May 17, 2000, devoted the issue to “1970-2000. Thirty years of clubs and organizations in Hot Springs Village.” Information on the growth and contributions made by many of the clubs and organizations was included.

### **Planning**

Bob Smith, President of the Board of Directors asked Ron Petti to develop plans for the 30<sup>th</sup> Anniversary.

At the September 22 meeting of the Board of Directors, “Ron Petti asked that this (the 30<sup>th</sup> Anniversary Celebration) be coordinated with the third annual Festival of the Arts held in the month of April. He is looking at running the celebration from April 25 thru May 7, 2000. Chet Lauck will be the contact representing CCI and Linda Mayhood will be representing the staff in consultation with Joanna Williams. Mr. Petti asked for theme suggestions for the 30<sup>th</sup> Anniversary.”

The theme selected was “The Right Choice” which was widely displayed on programs, posters, banners, shirts and buttons.

In March, 2000, “Ron Petti reported on the 30<sup>th</sup> Anniversary plans and requested \$9,500 with estimated revenues of \$7,750. It was the consensus of the Board that this was within the General Manager’s authorization.” (Work Session Notes, March 1, 2000)

Because of the number of extra ordinary events planned, many people were involved with Petti in developing and implementing the plans. More than 20 people were responsible for the various events.

### **Schedule of Events**

The Schedule of Events listed names and locations of the events for each day, Tuesday, April 25 through Sunday, May 7. Three major events occurred on Tuesday.

- - - Founders Day Luncheon, sponsored by Regions Bank

- - - Cooper 30<sup>th</sup> Anniversary, Gift Dedication, following lunch, Ponce de Leon Center

- - Festival of the Arts Opening Party, Celebrating in a Mountain of Greenery, sponsored by Village Community Foundation, Woodlands Porte Cochere.

The Founder’s Day luncheon was attended by 130 invited guests. Current members of the Board of Directors and many former Board members attended the luncheon. The Village Voice, May 3, 2000, reported that “The attendance of John A. Cooper, Jr., the son of the founder of the Village highlighted the luncheon. Other guests included Lt. Governor of Arkansas Winthrop Rockefeller; U.S. Congressman Vic Snyder and Jay Dickey; Sharon Priest, Arkansas Secretary of State; Arkansas State Representative Roger Smith of the Village and other Garland County and Saline County elected officials.”

The article continued, stating that “The major recognition of the luncheon was reserved for the honoring of the Cooper family. John Cooper Jr. was presented a special framed plaque which was a metallic copy of the letter from the President of the United States George Bush announcing the Village as one of the “1,000 Points of Light” recognizing the action of President Bush who presented the Village the “989<sup>th</sup> Daily Point of Light” on December 20, 1992.

The March/April, 1993 issue of the Village News reported that “Hot Springs Village won national attention this past December when it was named the 989<sup>th</sup> “Point of Light” in the White House program recognizing volunteers, the only community ever to win this honor.”

### **Cooper 30<sup>th</sup> Anniversary Gift Dedication**

Following the luncheon, many of those in attendance convened at the entrance to Ponce de Leon Center for the dedication of the gift of the newly constructed fountain by John A. Cooper, Jr. and his family. The plaque on the fountain indicates “1,000 Points of Light”, recognizing the action of President Bush who presented the Village the “989<sup>th</sup> Daily Point of Light” on December 20, 1992.

The March/April, 1993 issue of the Village News reported that “Hot Springs Village won national attention this past December when it was named the 989<sup>th</sup> “Point of Light” in the White House program recognizing volunteers, the only community ever to win this honor.”

At the dedication of the Fountain, John A. Cooper, Jr. and Rex Crane, CCI Home Sales in the Village spoke briefly.

Former President George Bush sent a letter dated April 10, 2000 for April 25, 2000, stating “Although we cannot be with you as you dedicate the “Thousand Points of Light” fountain, Barbara joins me in sending best wishes for a terrific celebration.”

The dedication was attended by more than 200 people.

### **Festival of the Arts Opening Party**

This was the third Festival of the Arts held in the Village. The theme for the opening party of the Festival was “Celebrating in a Mountain of Greenery”, which was sponsored by the Village Community Foundation and organized and managed by Jean Sleeper, a member of the Village Community Foundation.

The Festival of Arts program is treated in more detail in Chapter 14, Cultural Organizations and Events.

Following the events of the opening day, Tuesday, April 25, more than 60 events were scheduled during the next 12 days. Tennis, golf, fishing, bridge, art, lawn bowling, bocce, horseshoes, kids games, trails, block parties, float parties, and many other events were available.

A championship golf tournament was played on each of six golf courses.

#### **Woodlands Auditorium Entertainment**

Several special programs were presented in Woodlands Auditorium during the celebration of the Anniversary.

The Village Players performed "South Pacific" on April 26, 28 and 29 in the evening and in the afternoon on April 30.

Swing Dance, Stardust Big Band, April 20.

Dukes of Dixieland, May 2

Meet Mark Twain, May 3

The Ink Spots, May 4

"Petersons Original Ragtime Band, May 5

Celebrate Music, May 6

"String of Pearls" Anniversary Ball, May 6

The Property Owners' Association and more than 30 other organizations and groups sponsored the entertainment and many other events.

#### **String of Pearls Parade**

The "String of Pearls" 30<sup>th</sup> Anniversary Parade on Saturday, May 6, began at the DeSoto Club parking area and ended on Calella where a post parade party was held for the participants in the parade.

There were 34 entrants, including, among others, fire truck, honor guard, high school band, folding chairs drill team, girl and boy scouts, church floats, golf carts, motorcycles, horses and more.

The antique car buffs in the Village paraded some of their cars. According to the printed parade schedule there were seven cars in the parade and displayed afterwards. The program listed the following:

1936 Auburn

1963 Chevrolet

1916 Buick Touring

1929 Ford Two Door

1969 Opal

1931 Roadster Convertible

1965 Rambler Convertible

#### **Time Capsule**

On Sunday, May 7, the final day of the 30<sup>th</sup> Anniversary Celebration there were several events:

"All Churches Hymnfest" - Woodlands Auditorium

Neighborhood Block Parties - Village-wide

Millennium Time Capsule Dedication

Fireworks Finale - DeSoto Golf Course"

"The Millennium Time Capsule was placed inside the Memorial Bench next to the newly dedicated Millennium Fountain" at 6 p.m., Sunday May 7, 2000 (Advocate, May/June, 2000).

Bob Lee collected materials to include in the Time Capsule. Lee explained to the Advocate some of the materials to be included. Excerpts from the Advocate article are informative:

"- - - letters from individuals who reflect on the Village's past.

- - - letters from current organizations.

- - - a 30 year old copy of the original announcement of Hot Springs Village.

- - - poems, an original song "Welcome to the Village" by Roger Bresnahan.

- - A copy of the first telephone book."

The Advocate continued saying that "Lee, who gathered the memorabilia, says items continued to be donated until right before the capsule, sponsored by Hot Springs Village Voice was sealed."

At 9 p.m. an extensive and spectacular fireworks display arranged by Joanna Williams was attended by a large crowd at the DeSoto Golf Course near the 1<sup>st</sup> and 9<sup>th</sup> holes.

#### **FIREWORKS**

The first fireworks event in the Village occurred on July 4, 1977, according to the minutes of the Recreation Committee, June 8, 1977. The Recreation Department has planned a fireworks display annually on July 4 since 1977. Fireworks also occur on other special occasions.

#### **1982 TORNADO**

Hot Springs Village has been struck by only one tornado in its first 30 years. On Friday afternoon, April 2, 1982, a tornado cut a swath about a quarter mile wide and 3 miles long in the Colgadura, Pyrnees, Murillo, and Alegria Subdivisions, according to Gib Blackmon. The LaVilla, Vol. 13, No. 14, April 7, 1982 stated the "Center of the storm at Hot Springs Village was in the area southwest of Coronado Center, which is less populated. This is centered in the area between Lake Coronado and Pineda on the south side of the Village."

The article goes on to say "A representative of the Public Works Department of the POA reported that crews began clearing main roads and access lanes to recreational facilities on Saturday."

According to the records in the POA, the tornado did not damage any homes, but destroyed lots of trees as it skipped across the Village.

The April 14, 1982 issue of the LaVilla reported that "Trees downed include 188 along the 5<sup>th</sup> and 6<sup>th</sup> fairways of the new Coronado Golf Course."

Al Klein, General Manager, said that the "Estimate of downed trees has been raised to 2,000." The POA sent "letters to 1,000 property owners in the affected area notifying them of tree damage."

The General Manager, Al Klein submitted a report to a Special Board meeting April 9, 1982. Selected excerpts from the report follow: "Don Schnipper, Richard Smith (C.C.I. Attorney) and I have discussed the P.O.A.'s right to clean up the fallen timber on various affected lots in the Village. Don advises and Richard concurs that we have such a right under Article XII, Sections 1 and 2 of the Declaration. My game plan is to notify all of the lot owners in the affected subdivisions by registered mail advising them of our intentions to remove the fallen timber and to clean up the brush (stumps excluded) to the extent possible. I intend to pursue this through subcontractors and to market the timber. Hopefully, the money received for the timber will help to off-set our cost involved in the clean up of the brush (tree tops and branches), the latter requiring a great deal of hand work."

"My best guess is that some 250 lots are affected and the number of fallen trees is estimated at several thousand. Through subcontractors we began initial clean up operations of roadways and right-of-ways Monday morning after the storm. POA crews had main roads cleared of trees within two to three hours after the storm. For those who have not had an opportunity to visit the path of the storm the 6<sup>th</sup> and 7<sup>th</sup> fairway at Coronado Golf Course was hit hard. We estimate 188 trees down on the golf course alone. (No. 6 fairway is now twice as wide as it used to be.)"

### **1982 FLOOD**

In the fall of 1982, several heavy rains occurred in the Village. Al Klein, Dec. 6, 1982, wrote in a "Preliminary General Manager's Report for Board Meeting Dec. 15, 1982" that "The Village suffered some damage from the recent rains. From preliminary engineering reports the first rain around Thanksgiving was estimated to be the so called 25 year flood. The second rain coming December 2<sup>nd</sup> and 3<sup>rd</sup> estimated to be the 100 year flood cycle."

About 12 inches of rain fell within 30 hours, according to various sources, causing extensive damage in the Village.

The LaVilla reported that on December 3, 1982, Balearic, Mazarron and Barcelona Roads were closed due to high water.

Al Klein's report, Dec. 6, 1982 was extensive covering damaged areas and plans to repair.

"The most severe damage that we received was in the Cortez Lake Spillway below the bridge. The spillway is virtually destroyed from a point approximately 25' below the bridge and along with it an 18" water main and a 16" pressure sewer line which is the primary receiving line for sewerage in the Mill Creek water shed area. For a time we were concerned that continued erosion in the spillway would undermine the bridge abutments and that we would lose the concrete spillway ad bridge and a portion of the dam. Initial damage began during the first rainfall."

Klein's report continued describing plans to repair the primary damage.

"Subsequent to the December 2<sup>nd</sup> and 3<sup>rd</sup> rainfall, which by far was the most destructive, I met with staff members and representatives of Cooper Communities, Inc. and intend to take the following action.

1. Continue to lower the lake level in an attempt to reach 4'-5' below spillway level. Lakefront residents will be notified."

Begin as quickly as possible to reroute and reinstall the 16" sewer line that connects to the Mill Creek Plant.

Reroute and reconstruct the 18" water line.

Contract with Cooper Consultants i.e. Jim Gore to design a spillway that will withstand the type of flooding we have encountered.

Contract with Cooper Construction i.e. Bill Martin to construct this spillway."

Klein went on to say "With regard to items 4 and 5, I believe it best to contract with CCI since they are the original designers and builders of the dam and know best the sub-surface conditions that exist. This coupled with the fact that they have a vested interest in seeing that the situation is properly corrected. Timetable on the above is dependent on our ability to lower the level of the lake and reconstruct the water and sewer line also on approval of the State Health Department and Arkansas Soil neighborhood of \$65-\$75,000."

There was also damage to DeSoto and Cortez golf courses which are in the Mill Creek drainage basin. Klein reported "Approximately 100' of cart paths were washed out on the 14th fairway of Cortez. Several bridges were washed out on both golf courses. Considerable debris has been washed on the fairways and tees on DeSoto Golf Course on hole No.'s 6, 7, 13 and 15."

As usual in the Village, individuals and organizations volunteer their services whenever a special need occurs. Klein reported the following concerning clean up efforts.

"The Men's Golf Association responded with approximately 120 men and cleaned up the DeSoto Golf Course (aftermath of flooding). They were able to accomplish what would have taken us one or two weeks to accomplish by sheer numbers. The P.O.A. furnished a chili lunch and soft drinks. The clean up was done Tuesday, December 7."

"The Morning and Evening Lions Clubs volunteered to clean up along the roads and ditches of the major streets in the Village. This was accomplished on Wednesday, December 8<sup>th</sup>."

There has been no flooding to cause damage in the Village since the 1982 flood. On the contrary, the Village has had below normal precipitation and hot summers during the last few years.

The Board of Directors and Construction and Maintenance Committee considered many alternatives for modifications of the weir and repair of the spillway. Cooper Communities was asked by the Board of Directors to consider installation of a wider weir and spillway. CCI declined to make the changes after lengthy consideration.

The Board of Directors, July 24, 1985, at its regular board meeting received a statement from Al Klein stating that "if the Board decides the weir should be revised then he would opt for the 2' x 40' gate at a cost of \$45,000 plus \$9,000 engineering costs. Mr. Klein stated postponing the repairs of the spillway would not endanger the dam but would risk losing more of the spillway which would run the costs up."

The Board decided to repair, "the spillway and do without the gate."

### **BANK ROBBERY**

The only bank to be robbed in the Village occurred on June 7, 1991. Greg Harton, Sentinel-Record staff writer, in an article published in the Village Voice, June 12, 1991 reported that "A masked gunman Friday forced a Worthen National Bank teller in Hot Springs Village to stuff a bag full of money before he escaped on a motorcycle with an undisclosed amount of cash.

At about 10:30 a.m., Friday June 7, a man wearing a dark stocking over his head entered the small two-teller branch at Balearic Road and Ponderosa Way and forced two customers and a teller to lay on the floor, according to Lt. Larry Selig of the Garland County Sheriff's Department."

Harton's article went on to say "The suspect was described as a male in his early or mid 20's, about 5 feet, 8 inches tall, and weighing 150 to 160 pounds.

He was wearing blue jeans and a blue, button-down shirt."

"A witness saw the man run from the bank into a wooded area, then followed him after he emerged on a medium-sized red motorcycle, according to Selig."

The robber could have exited the Village at any border by motorcycle; therefore blocking all the exists did not deter the robbers' escape.

The sheriff's department and the Federal Bureau of Investigation were working together on the investigation.

With the assistance of Chief Laroy Cornett, information on the robber was provided by the Federal Bureau of Investigation. Michael Jerome Fegans, a white male born November 28, 1959, was arrested by Hot Springs Police on outstanding and related charges on June 7, 1991. In August Fegan was turned over to a U.S Marshal and on November 4, 1991 he pleaded guilty to the bank robbery and was sentenced to 10 years. In the year 2000 he is confined in a maximum security institution in eastern Arkansas. Apparently he has served the 10 year term for bank robbery and remains incarcerated on other additional charges.

### **1998 WINDSTORM**

"On Tuesday, Nov. 10, Hot Springs Village was hit with a thunderstorm, bringing with it severe winds. The storm arrived at approximately 3:30 A.M., taking down many trees and power lines (Village Voice, Vol 9, No. 11, Nov. 18, 1998).

According to the LaVilla, Sat., Nov. 14, 1998 "By 4:30 a.m., 30 volunteer and paid firefighters and the road and construction crews from Public Works were out helping residents and clearing roads and driveways.

Also by that time, First Electric and Entergy crews were on the job dealing with downed power lines. Both companies had to replace and reset power poles. Entergy replaced two poles and straightened about six others along Camino between Playa and Fresno. First Electric replaced two poles and reset one on Asturias. Power was restored to most of the Village by about 10:30 a.m. Crews worked until after 6 p.m. to restore power to the last customers."

The article continues, noting that "The hardest hit area was around Playa Place, Orense Way, Huesca Way, Huesca Lane and Camino Road. Power poles and lines were down along Camino and fallen trees blocked all five roads."

Some people in the area believed the storm was a tornado, others thought it was windsheer. Whatever the name, it was a destructive storm.

### **2000 ICE STORM**

Two ice storms occurred in Hot Springs Village in December, 2000. On December 12 and 13 sleet and freezing rain blanketed the Village, causing hazardous driving and requiring a major effort to clear and sand the roads.

On December 25 and 26 a more severe ice storm caused major and extensive damage, closing most roads by felled trees and interrupting electrical and telephone service throughout the west half of the Village. Some houses were without power for more than a week.

The area of the Village in Garland county had more severe damage than that in Saline County.

The LaVilla News (vol. 30, Issue 105, Dec. 30, 2000) published only a four page issue. The publisher Scott Bourn wrote "we were unable to bring you full news coverage - - - due to the great ice storm of 2000."

More complete coverage of the December 25, 2000 ice storm was in the Village Voice, Jan. 3, 2000. Jeff Hunt, News Editor, described it this way "One Sunday night along with the arrival of a sleigh and eight tiny reindeer came sleet and freezing rain. This, with the mixture of snow, continued most of Christmas day. Early Tuesday morning trees began to fall on the power lines and before the end of the day most of the Village was in the dark."

Loss of trees in Hot Springs Village and adjacent counties was enormous. Most roads in the west end of the Village were impassable because of fallen trees. Work crews of Public Works, Recreation and Golf worked day and night for about four days trying to make streets passable. Gib Blackmon said "the POA is employing area residents to aid in the clean up.

"We have had as many as 100 men that are not POA crewmen clearing for us. Clearing trees off the roads, keeping the water and sewer treatment systems operating was a round-the-clock job for Public Works staff."

The sewage treatment plants continued to operate on standby generator power, but the water treatment plant was without power for a day and a half. Water pressure was not lost in most areas of the Village, but subdivisions in the vicinity of Peral and West

Villena drives in the west end of the Village were without pressure, resulting in a boil water notice from the Arkansas Department of Health.

The clearing of roads, common property and golf courses of fallen trees and other debris was costly for the POA. Since President Clinton had declared 52 of the 75 counties of Arkansas eligible for disaster relief and for reimbursement for clean up and removal of debris, the POA applied to FEMA for reimbursement of tree and debris removal. Even though the POA made special appeals for the funds, FEMA denied the requests, presumably because Hot Springs Village was a private community.

According to Gib Blackmon the POA contracted with five "cleanup crews" that worked for more than two months hauling trees and debris from the Village. The contractors worked 1,758 hours, cleared and cleaned 323 miles of road and removed 1,274 cubic yards (Public Works Report) It was not possible to make an accurate count of the trees that had to be removed from roadways and hauled. Estimates of the number of trees lost ranged from 4,000 to 6,000. The only area where it was relatively easy to count the fallen trees was on the golf courses.

The Golf Department issued an undated memo, providing the following data on ice storm damage.

Course	Trees*
Balboa	40
Coronado	84
Cortez	60
DeSoto	55-65
Isabella	188
Magellan	65-70
Ponce de Leon	150

\*Mostly downed trees or so badly damaged they had to be felled.

### **Ice Storm Shelter**

The area of the Village in Saline County was not as badly damaged as Garland County. Ponce de Leon Center in Saline County served by First Electric Cooperative did not loose power, therefore, the Ouachita Building and Casa de Carta at Ponce de Leon Center were designated as a disaster shelter. The National Guard provided blankets and many residents, who were not iced-in, provided food and assistance to the POA staff. At times more than 200 people were in the shelter.

The Police and Fire personnel were busy transporting people to the shelter and delivering medicine from Health Mart No. 1. Pharmacist, Gary Butler filled prescriptions on request even though the pharmacy was without power.

The 2000 ice storm was a disastrous event, but no lives were lost and only one house was destroyed by fire. Damage to the forest by the ice storm will be evident for several years. As a result of the Ice Storm, the Board of Directors and staff undertook a major effort to update and enlarge the existing "Emergency Plan".

### **HSV Emergency Plan**

Charles Oxford a member of the Board of Directors was asked to provide leadership of a "task force" involving representatives of many wide-ranging organizations and agencies to develop a Comprehensive Emergency Plan for Hot Springs Village.

The plan is expected to be finished and widely distributed in 2001.

### **POSTAL SERVICE**

Mail delivery at curbside was limited to the western end of the Village until May 1995 when curbside mail delivery was made available to the entire Village. It was a long arduous struggle by the Board of Directors, the Construction and Maintenance Committee and others with the Postal Service to get mail delivered at curbside for all of the Village.

The Board of Directors, May 23, 1984, at its regular meeting, "Al Klein explained that a group of residents from Delgado/Gancho area were present to encourage approval of remote postal box delivery sites."

"Klein said he had no information on the post office stating mail delivery policy."

George Turner, one of the homeowners told the Board that 26 residents had voted for the postal delivery boxes. The Board referred the matter to the Construction and Maintenance Committee and decided that Al Klein and the committee should meet with Ed Jolly of the Post Office.

Bob McKee and Bill Murphy reported to the C & M Committee at its June 14, 1984, meeting on their research on "cluster mail boxes." They said that "Postmaster Ed Jolly states that six will be required. Government will furnish but POA will have to provide foundation to Post Office specifications. Blackmon estimated foundations could be poured at approximately \$100 each. This does not include providing access by delivery man or customers. Motion passed unanimously to recommend to POA Board that these six foundations be provided by POA."

### **Cluster Mail Boxes**

At the June 27, 1984, Board meeting, Bob McKee reported for the C & M Committee about its findings relative to a proposal by the Post Office.

"The Post Office is recommending cluster mail boxes for this area in an attempt to make mail delivery more convenient to these property owners since they don't have door delivery and have to drive to pick up their mail at points quite a distance from their homes. The post office has agreed to supply the boxes if the POA will pay to have the boxes installed. The cost for installation is around \$500 - \$600 each. He stated that the Post Office advised him that the residents in this area would never receive door service."

Cluster Mail Boxes continued to be a "hot topic". The Board of Directors at its July 25, 1984, meeting received a report from Anne Arneson concerning the investigation of cluster mail boxes and the conversation with Ed Jolly, Postmaster.

“Ms. Arneson recommended that the POA go on official record with the Postmaster that POA is not binding itself in perpetuity by installing these cluster boxes and that the POA does not want to tie themselves down to any particular type of service at this time.

It was felt that Don Schnipper, Attorney, should draft such a resolution.”

The Resolution drafted by Don Schnipper resolved that “The Association, on behalf of its members and residents, and through the Board of Directors of the Association, hereby accepts the proposal of Postmaster Ed Jolly, Hot Springs, Arkansas, for the installation of cluster mail boxes in one sparsely populated area of Hot Springs Village - - -“

“Furthermore, the acceptance of such proposal is with the understanding and on the premise that the accepted cluster mail box service will be reviewed by the U.S. Postal Service on an annual basis and that such service will be continually upgraded to “at the door” delivery as soon as the said area contains adequate population to warrant such service.”

The Board of Directors established a Remote Mail Boxes (Cluster Boxes) Committee. Anne Arneson, chair of the committee reported to the Board at its November 23, 1985, meeting that “the boxes put up at sites the committee designated have been installed and the people have been notified. Postmaster reports a smooth change over.”

The saga of the Cluster Mail Boxes continued. On July 16, 1986, Board meeting “Anne Arneson stated the Remote Mail Box Ad Hoc Committee had gone to the field to look for more sites. A meeting has been scheduled for July 22 with the Postmaster to discuss a mail site for Area IV.”

Anne Arneson chaired the “ad hoc Mail Box Committee” until she resigned from the Board of Directors, effective December 1, 1986 (Arneson letter, Nov. 24, 1986).

Keith Engquist, a member of the Board and committee, became chair of this committee.

In 1987, larger clusters of mail boxes were housed in gazebos scattered throughout the eastern part of the Village. Cluster mail boxes were installed in many locations, some in gazebos and others not, until 1995.

### **Curbside Mail Delivery**

In 1993 Dick Johnson was elected to the Board of Directors and became the Chairman of the Postal Service Committee. He noted that common property for the installation of cluster mail boxes was limited. Johnson reported to the Board that there was “a need to establish sites for postal boxes during subdivision planning stages.” He added “there will be an additional post office facility in the lower level of the AMI Building.” (Work Session, Jan. 12, 1994).

During the Board of Director’s Work Session, July 13, 1994, “Dick Johnson stated that the Post Office has indicated that in all probability the Village will never have house to house delivery beyond what we have now that the Post Office is taking the direction to cluster boxes and away from gazebos.”

The Board of Directors with Dick Johnson taking the leadership began to make an effort to get better postal service. At the Work Session August 10, 1994, following a meeting with the new Postmaster in Hot Springs, “Dick Johnson reported on his meeting with the Postmaster last week. They have advised that Hot Springs Village is their first priority. They admitted that we are at least 15 years behind and are quite concerned about correcting the situation.”

According to reports in local papers, some Villagers had to drive up to 10 miles to get their mail.

The LaVilla, April 15, 2000, following an interview with Dick Johnson concerning his efforts to get improved postal service in 1994, reported “I made up my mind I was going to do something,” Johnson recalled.” Armed with a letter from Cooper Communities as well as his own documentation, he went to Washington, D.C. and talked with Senator David Pryor. Pryor’s representative arrived for a tour of the Village in a couple of weeks and reported to the senator that curbside service was needed in the Village.”

At the work session Board of Directors, Feb. 8, 1995 “Dick Johnson commented on Postal Committee meeting of February 7, 1995. There were approximately fifteen people from Washington, D.C., Little Rock and Hot Springs that visited the Village. They showed them the problems and the safety problems with people using the gazebos. He stated a man from the southwest division of the Postal Department said we would have curbside service and the problems would be corrected.”

The Postal Service processes and procedures moved rapidly and at the April 12, 1995, work session “Dick Johnson introduced Roger Marcum the new Hot Springs Postmaster, Stuart Martinez and Don Bass, representatives from the Postal Service. Mr. Johnson thanked them as well as Randy Noles and David Whitlow for their help in bringing curb side service to the Village. The Board discussed the rules and regulations for mailboxes and made one revision to No. 6 of the Mailbox Installation Rules and Regulations to read: “metal or plastic (Schedule 80) post.” Dick Johnson described how the mail boxes would be placed and base construction.”

Following lengthy discussions, “Randy Noles stated he would like to make up some of the boxes and posts ahead of time and arrange for installation for the property owners. There were several questions as to cost of this as a whole and in part. Randy Noles felt the total price installed would be \$65.”

The postal representatives stated that “The Post Office would like to start delivery on the 13<sup>th</sup> of May of approximately 493 people as the first phase.”

Dave Johnston, General Manager, drafted a letter to be mailed to the property owners affected by the mail delivery change and Roger Marcum, Postmaster, mailed the letter.

The Postal Service worked cooperatively with the POA staff to locate and position the mail boxes “Three specialists came to help set up the new delivery service and help locate mailboxes. They were Jerry Lindquist of Metairie, La., Stewart Martinez of Raceland, La. and Dennis Mitchell of New Orleans.” (LaVilla, April 15, 2000).

Dick Johnson provided the writers with a list of target dates proposed for the implementation of curbside mail delivery. May 13<sup>th</sup> – Area I: 493 homes

North of Barcelona Road and Lake Cortez  
 North of DeSoto Blvd. east of Cortez Rd.  
 East of Lake Balboa excluding Serenidad and Encantado

May 27<sup>th</sup> – Area II: 1,039 homes

South and east of Lake Coronado  
 Area along Barcelona Road south of DeSoto Blvd.  
 Area between Carmona Road and Fresno Road  
 Excluding Ballesteros, Dominar, Rodriquez and Narvaez

June 10<sup>th</sup> - Area III: 870 homes

Homes not covered by phase one and two

By July, 1995, curbside mail delivery was a reality in Hot Springs Village. Curbside mail delivery was a major event in development of the Village.

The Postal Service recognized Dick Johnson with a plaque headed Certificate of Appreciation which reads: This Certificate is presented to “Dick Johnson, Chairman, Postal Committee, Property Owners’ Association, an official commendation and recognition of your contributions to the United States Postal Service, Hot Springs Village, Ark., May 13, 1995 Roger L. Marcum, Postmaster. \*For significant, positive, contribution to extension of curb line service to residents throughout Hot Springs Village. Through your pursuit of a solution – one was found. Through continuous involvement – the solution becomes reality. This you have contributed to the desires of the customers, community, and U.S. Postal Service. \*I am confident that the members of the Postal Service Team share these sentiments of appreciation.”

### **NEWCOMER’S COFFEE**

During the first 5 years, 1970-1975, there were 4 standing committees: Architectural Control, Recreation, Construction and Maintenance, and Social. See CH. 3)

The Social Committee became the Social and Cultural Committee for several years, but recently returned to the original, Social Committee.

The Newcomer’s Coffee was begun in 1975 by the members of the Social Committee: Paul Bewie, Chairman, Carlene Lorenzen, Marion Robinette, Edwin Rice and Harold Meredith.

“The first Newcomer’s Coffee was attended by some 50 people and was well received. A list of those in attendance will be prepared and distributed to all who attended so they may continue to develop friendships with people they met. In an effort to develop this program, those who attended the first “coffee” will be invited to attend again and meet the latest newcomers if they wish.” (Minutes, Oct. 3, 1975)

Newcomer’s Coffees have been planned and implemented by the Social/Social and Cultural Committee monthly for the last 25 years. It was held at the DeSoto Club for many years, but it is now held on the last Wednesday of each month in the Ouachita Building, Ponce de Leon Center.

In the early years, banks and other businesses gave a sales pitch to the new residents and distributed gifts such as coffee mugs, plants, pencils, etc. However, that was later changed and commercial enterprises were completely excluded. Usual speakers at each meeting included the Police Chief, one of the Village ministers, Director of Recreation, POA Board member (Social and Cultural Committee liaison) and 10 to 15 people who represented the clubs and organizations in the Village. Coffee and donuts were served at each meeting.

The new residents were asked to introduce themselves and tell where they are from and about their previous or present occupations sometime during coffee hours. Many lasting friendships were made as they shared backgrounds and interests while visiting after the meeting.

### **GRAVESITE**

In the early days of the development of Hot Springs Village, Cooper Communities was surveying and laying out road right-of-ways in the Vestonero subdivision where a gravesite was discovered. The gravesite was in the middle of what was to be Cortez Road. CCI divided Cortez Road for a short distance, leaving the gravesite in a median. It is the only gravesite within the Village.

Earl Young, a Village resident in an article “Hot Springs Village Area Has Interesting History”, published in the Village News, November, 1981, described the background for the gravesite.

“In the 1890’s the Underwoods came to Marble Township and settled in the Beaudry Community. One of the two sons, Curtis, was in his teens. The homestead was in the area now known as Cortez Golf Course. A few years later in 1898 Curtis died of rabies at age 19 and was buried near his home, in the middle of Cortez Road. . .”

The article continues, “In the spring of 1979 Mr. and Mrs. Loyd Stephens, Village residents, donated a headstone and had it placed on the grave to permanently mark the site.”

Various organizations and individuals maintain the gravesite and place flowers on it periodically. The Recreation Department workers look after the gravesite.

### **COMMUNITY SERVICES**

Volunteerism has been a hallmark of Hot Springs Village from the time it was founded in 1970. The kinds and amounts of volunteer work has increased as the population and needs of the Village has increased.

#### **Golf**

One of the earliest volunteer jobs provided by property owners was assistance with maintenance of the DeSoto golf course soon after it opened. Funds were limited and the greens keeper needed help. Members of the Recreation Committee volunteered their efforts regularly, according to the minutes of the committee.

Members of the Men's and Women's Golf Associations have volunteered to pick up rocks and remove unwanted grasses from the greens since 1972. Their efforts continued in 2000.

The Golf Committee assisted by members of the golf leagues have conducted a very successful Junior Golf Program for many years.

The Ranger/Marshall program began in the early 1970's and continues to this date. The program manned by volunteer residents has grown as the number of golf courses. In recent years the Rangers received some minor benefits for their efforts. (See CH. 8 Golf)

### **Tutors**

Many organizations and individuals volunteer their efforts to tutor students at Jessieville, Fountain Lake and Mt. Pine schools. The Village Community Foundation has had for many years an organized effort to recruit volunteer tutors and match them with the needs of the schools. In addition the Foundation recruits tutors for the Literacy Council of Hot Springs. The minutes of the Village Community Foundation annually reports on the tutor program.

Many of the Service Clubs also provide volunteer tutors for local schools, Garland County Community College, the Arkansas Mathematics and Science School, and the Garland County Boys and Girls Club near the Village.

### **Garden Clubs**

According to newspaper accounts Garden Clubs have been engaged in volunteer efforts to beautify the Village, in general, and the golf course grounds around the pro shops since the Clubs were founded.

The Village Pines Garden Club has maintained flowering plants and shrubs around POA buildings since the buildings were constructed. In recent years the Recreation Department crew took some of the burden off the women of the Village Pines Garden Club.

The Men's Village Garden Club which has been active for many years, according to articles in the LaVilla, remains active. The landscaped garden-like area in front of the POA Administration Building was constructed by the Club with assistance by heavy equipment provided by Public Works.

The Women's and Men's Garden Clubs have volunteered to beautify Village property for many years and the results are obvious.

### **Service Clubs**

There are many service clubs in the Village. Most of the nationally known service clubs are present with large memberships that provide numerous volunteer efforts for the betterment of the Village, surrounding area, and beyond. The Village Voice and LaVilla newspapers have carried numerous articles during the last two decades, describing the volunteer efforts of the Service Clubs. Club members devote untold hours to fundraising dedicated to the support of human needs.

Service clubs regularly pick up trash on Village and area roads, sponsor programs for young people in the area and are among the first to volunteer people power when there is an emergency.

### **Property Owners' Association**

Included in this group of volunteers are those individuals who are a component of the POA or provide volunteer work with the Association.

Standing Committees have been part of POA organization since 1970. The Architectural Control, Recreation, Construction and Maintenance and Social Committees have been manned by volunteers for 30 years. Although some names of committees have changed, their volunteer functions remain generally unchanged.

In 2000 there were ten Standing Committees manned by nearly 80 property owners who have given untold numbers of hours of work for the Association. (See Standing Committees, CH. 5)

The Board of Directors was established in 1970 by Cooper Communities. It consisted of five members, but was soon changed to seven. (See CH. III)

During the seventies, the Board met often, but for the last 25 years the minutes indicate that the Board met twice monthly. Board members spend many hours weekly, reading documents, attending committee meetings, etc. The amount of volunteer time Board members have volunteered would be difficult to calculate, but the contribution of time has been enormous.

The Ambassador Program was started by Linda Mayhood, Assistant to the General Manager, in April, 1998, according to a memo to Dave Johnston from Linda Mayhood, July 14, 1998. The primary function of the Ambassador is to assist property owners by guiding them to the correct office to handle their questions or to answer the questions for them, saving the property owners and staff time and energy. The memo reports that 4,255 visitors were processed at the Ambassador's desk in the lobby in 2.5 months.

During the 8.5 months (April – Dec.) in 1998, the Ambassadors logged in 16,466 persons. In a memo, April 6, 1999, Linda Mayhood reported to the General Manager that "This month marks the Ambassador Program's first anniversary. A total 24,000+ visitors have been served. We currently have 51 Villagers volunteering their time to participate in this program."

In 1999 there were 54 Ambassador volunteers who served 28,573 persons, and in 2000, there were 53 Ambassadors, serving 24,669 persons.

An Ambassador usually volunteers either 4 hours in the morning or afternoon every other week. The amount of time any one person volunteers as an ambassador varies considerably because of vacations, illness and other factors, but it is evident that lots of volunteering by Villagers makes the program function successfully.

### **Friends of the Woodlands**

Ponce de Leon Center has its office in the Ouachita Building. Karen Lauck has been Manager of the Center since it opened in 1992. The manager and a secretary take care of all the business of the Center, which includes selling tickets to performances at Woodlands Auditorium and answering many telephone calls. Friends of the Woodlands was organized to help find volunteers to usher

and work in the office. The President of Friends of the Woodlands, Betty J. Andrews, has lists of many volunteers who, when called, volunteer their time in the office or wherever needed.

### **Entrance Gates**

The west, sometimes called the main or front gate, to the Village has had volunteers available to answer the telephone and assist the Public Service employees with various tasks since the gate house was constructed.

According to Don Wooten, Chief of Police, during the 1980's, the volunteers did most of the routine work and handled all the telephone work.

Historically volunteers worked 3 to 4 hour shifts, sometimes each week or every other week.

Typically Public Safety had a list of so called regular or permanent volunteers and a list of substitute or rotating volunteers that could be called during extra busy seasons, such as Thanksgiving week.

The East Highway 5 gate was opened and manned by Public Safety in 1997. At that time the Balboa Gate, which had been operated by magnetic card, was changed to a manned gate. The Balboa Gate was manned by Public Safety and assisted by volunteers on four hour shifts until 1997 when the East Highway 5 Gate opened. The Balboa Gate returned to a magnetic card operated gate.

Since 1997 the East Gate employees have been assisted by volunteers, but not as many as worked at the Front Gate.

As this history is being written, Public Safety records show that there are 28 regular or "permanent" volunteers at the West Entrance (Front Gate) and 16 who fill in as needed. There are 16 regular or permanent volunteers listed for the East Highway 5 gate and 13 who fill in or rotate.

Volunteers have a long history of service at the entrance gates to the Village.

### **Hot Springs**

Numerous organizations in Hot Springs are served by Villagers who volunteer their efforts because of special interests and concerns. Garvan Gardens, National Park Bath Houses and Visitor's Center, Mid-America Museum, Boys and Girls Club, First Step School, Literacy Council, Boy Scouts, Girl Scouts and many others have Villagers volunteering their services.

### **POINT OF LIGHT**

President George Bush in a letter dated December 2, 1992 congratulated Hot Springs Village on its volunteer efforts and awarded a "Point of Light" medallion.

The topic sentence of each of the four paragraphs give the essence of the President's letter: "I was delighted to learn of your outstanding work in behalf of your community."

"Since taking office as President, I have urged all Americans to make Community Service central to their lives and work."

"We must not allow ourselves to be measured by the sum of our possessions or the size of our bank account."

"Barbara joins me in congratulating you and in sending you our unanimous best wishes for the future."

The Village News March/April, 1992, described the Point of Light recognition "Hot Springs Village won national attention this past December when it was named the 989<sup>th</sup> "Point of Light" in the White House program recognizing volunteers, the only community ever to win this honor.

Newspapers and wire services across the nation reported the honor, one of the last "Points of Light" to be awarded by President George Bush. Mr. Bush "saluted the volunteers of Hot Springs Village for exemplifying his belief that from now on in America, any definition of a successful life must include serving others."

The Point of Light Award came about primarily through the efforts of Odd Lieberg who was a consummate volunteer. Mr. Leiberg gathered a mass of information on volunteerism by residents of the Village and forwarded it to President Bush.

Odd Lieberg was a "Point of Light" and a very "Special Event" in Hot Springs Village and beyond.

In May 1996, Odd Lieberg and his son carried the Olympic Torch in Pine Bluff, AR as the Torch made its way to Atlanta.

### **VOLUNTEER COMMUNITY OF THE YEAR**

The Property Owners' Association Advocate reported in its November/December 2000, Vol. 24, No. 6, issue that "Hot Springs Village has been selected by the Arkansas Department of Human Services Division of Volunteerism to receive one of the state's 12 Volunteer Community of the Year Awards.

According to the nomination form, Hot Springs Village's more than 1,000 volunteers provided more than 106,000 hours of charitable service (valued at an estimated \$2,862,921) and \$68,280 in direct financial aid and scholarships in 1999."

Village residents Maj. Gen. (Retired) Bill Lefler and Virginia "Ginna" Watson nominated Hot Springs Village for the award. They gathered and compiled statistics and submitted the necessary paperwork.

The data on volunteer contributions show that the Village could not afford to provide all of the services needed without the contributions of the army of volunteers. More than 40 volunteers provide services in the Village Library; there are many other Village services that depend heavily on volunteers, but have not been discussed.

### **HISTORY OF HOT SPRINGS VILLAGE BEYOND 2000**

#### **2001 SUMMARY**

#### **SPECIAL EVENTS**

#### **VOLUNTEER COMMUNITY OF THE YEAR**

The Arkansas Municipal League recognized Hot Springs Village as a 2001 Arkansas Volunteer Community of the Year. This was the Village's second recognition in as many years.

#### **2002 SUMMARY**

#### **2000 ICE STORM**

#### **HSV EMERGENCY PLAN**

Upon recommendation of the Hot Springs Village Emergency Response Plan, generators were purchased for the Coronado Community Center and the Department of Public Safety.

## **2004 SUMMARY**

The Property Owners Association, KVRE and The Village Voice sponsored the 1<sup>st</sup> Annual Community Fair on September 22, 2004 for village clubs, organizations, community groups, and churches. The Community Fair provided these organizations an outlet to promote themselves within Hot Springs Village and recruit new members. The event was held at the Coronado Community Center with a large turnout.

## **CH. 11 SPECIAL ORGANIZATIONS**

Only a few of the numerous organizations in the Village have been treated as “special organizations”, a generic heading, including banks, churches, newspapers, cable television, Boys and Girls Club, Village Community Foundation and Simply Kids Day Care. There are many other organizations that are “special” to the members and to the Village in general, but the writing team limited the coverage to a few. In 1975 there were 21 organizations and clubs listed in the LaVilla; in 1980 there were 66, and in 1988 there were 102. (Appendix H)

### **BANKS**

Ann Livingston, Vice President Business Development and Public Relations, Regions Bank researched the information and prepared a report on the history of the banks in the Village.

#### **Arkansas Bank & Trust**

“Arkansas Bank & Trust Co. was the first bank in Hot Springs Village. The bank opened for business in a trailer in 1973 where the Village Texaco station is and then to the permanent facility at 110 Calella in 1974. ABT merged with First Commercial in 1990 and moved into the Carmona branch at 696 DeSoto Blvd. in 1994. It then merged with Regions Bank in 1998.”

#### **First National Bank**

“First National Bank was the second bank in the Village. It opened a branch at Ponderosa Center in 1979 and then moved to the front gate in 1985. In 1990 First National merged with Worthen, 1995 with Boatmen’s, 1996 with Nations Bank and 1998 became Bank of America.”

#### **Landmark Savings and Loan**

“Landmark Savings and Loan was the third financial institution in the Village in 1982. Benton State Bank bought Landmark Savings and Loan in 1990 and closed the retail part and had only a mortgage loan department in 1993. Benton State Bank closed in 1998.”

The Benton State Bank building at the intersection of Cortez Road and DeSoto Boulevard, across from the Cortez Fire Station, is an “Adult Day Care” operated by Good Samaritan.

#### **Bank of Hot Springs**

“The Bank of Hot Springs was the fourth in the Village, opening in 1994 on Ponderosa Lane. Horizon bought Bank of Hot Springs in 1996. Horizon moved to the front gate north of the fountain in 1998. Mercantile purchased Horizon in 1999 then First Star in 2000. First Star has a branch on Ponderosa Lane and at the front gate.”

#### **Bank of Hot Springs Village**

The Bank of Hot Springs Village was the fifth bank in 1996. It purchased the Ponderosa Center branch of Nations Bank. Chambers Bank purchased The Bank of Hot Springs Village in 1999.

#### **Regions Bank**

Arkansas Bank and Trust, now Regions Bank, has had a long lasting personal and financial relationships with Hot Springs Village. In the early 1970’s, ABT extended a \$4,000,000 line of credit to the Property Owners’ Association and Cecil Cupp, Jr., President of ABT, served as a member of the Board of Directors of the P.O.A.

ABT opened the first bank in the Village in 1973 in a trailer at the intersection of Calella Road and DeSoto Boulevard, an area now occupied by the Village Texaco. J. O. Brown was the first manager of the “Village ABT”.

In 1974, ABT constructed a permanent facility across Calella Road from the ABT Trailer. This ABT branch continues to operate to this date. In 1994 the Carmona/DeSoto branch was constructed. In 1981, Ann Livingston, who had worked for ABT in the Village from its beginning, was appointed Vice President Management. She managed both branches until 1997, when she became Vice President Business Development and Public Relations Region Bank, a position she holds to this date. Ann Livingston has served the Village in the banking business for 28 years.

## **VILLAGE COMMUNITY FOUNDATION**

### **Proposal for a Foundation**

A proposal to form a “Foundation” was first broached to the POA Board of Directors on January 27, 1982 by Charles Newlin.

“He advised that this Foundation could not be an instrumentality of the POA and that there were a lot of people around the Village who want to establish a Foundation. Mr. Newlin advised that he was speaking for those people who want to serve and form a Foundation. Those people are Doug Barnes, Norm Gourley, and Tes James.”

Newlin continued his statement to the Board, requesting

“assistance from the POA to get the Foundation off the ground such as clerical help, accounting and record keeping assistance, legal assistance for seeking corporation and C-3 status, computer space, etc., along with a \$2,500 initial contribution so the Foundation would have funds to go about their own business for generating a proper program. This money would not be paid back to the POA.”

The Board of Directors supported Newlin's recommendation and provided the funds.

### **VCF Founding**

Barbara Garlough prepared a History and Mission of the Village Community Foundation, Inc. and provided the writing team with a copy. This history has borrowed liberally from Garlough's paper.

"The Village Community Foundation, Inc. was organized in January 1983 as a not-for-profit organization, dedicated to enriching educational, cultural and scientific programs and activities for the benefit of the people residing in Garland and Saline Counties.

The original Board of Directors included Charles Newlin, President; Douglas Barnes, Vice President; Fred Mills, Secretary; Lloyd Collins, Treasurer, Raymond Albers, Harlan Fukey, Barbara Garlough, Sam Hunt, Beth Kempkes, Dan Mabee and Becky Whalen."

Douglas Barnes, a lawyer, petitioned the IRS and obtained a 501(C)3 Tax exempt status for the Foundation.

On July 12, 1982 the Foundation was incorporated. Those members signing the incorporation papers were Charles Newlin, Doug Barnes, Ray Albers.

The first annual meeting of the Foundation was held at the DeSoto Club, Friday, May 4, 1984. At each annual meeting the number and kinds of grants awarded during the year are reported.

### **VCF Projects**

"One of the Foundation's first projects was initiated by Lloyd Collins, who petitioned the Board of Directors to provide the funds necessary to purchase the first kit for teaching the Laubach system of reading, "each one, teach one". By doing so the Foundation became a full member of the National Laubach Literacy Action Association and this was the beginning of the Literacy Council of Garland County."

Over the years, the Foundation has given scholarships to deserving students attending colleges and technical institutes and has given grants for educational, cultural, and scientific programs benefiting people in Garland and Saline counties.

"By the year 2000 the Foundation had provided over \$78,000 in scholarships to deserving students at Garland County Community College, Henderson State University and Quapaw Technical Institute".

Probably the largest Foundation undertaking was leading the fund drive for the furnishings of Ponce de Leon Center. More than \$400,000 were contributed by donors which provided furnishings for Woodlands Auditorium and the Ouachita Building.

In 1988 the Foundation Cultural Committee headed by Margaret May created the annual Festival of Arts which is a gathering of cultural and artistic talents from various organizations and groups from both within and without the Village. Included are presentations of drama, dance, music, art, photography and an "opening Gala" reception.

### **VCF Membership**

The organizers of the Foundation expected their primary source of funds to come from membership fees. However, the Foundation has received a number of sizeable donations from members and anonymous donors. Present annual membership fees are \$40 for an individual, \$65 for a family of two, \$100 for a corporate or organization fee. A \$500 contribution will purchase a lifetime membership or a 10 year corporate membership. All membership fees are tax deductible.

At the present time, the Foundation has 463 members, and is still growing.

### **VCF Motto**

The Village Community Foundation's motto "Giving so all may benefit" was developed by Barbara Garlough, a member of the first Board of Directors of the Foundation. The logo is fitting and is used liberally in correspondence, programs and annual reports.

### **NEWSPAPERS**

There were three newspapers in Hot Springs Village during its first 30 years: The LaVilla News, the Villager and the Village Voice.

#### **LAVILLA NEWS 1970 TO DATE**

The LaVilla News was founded by John A. Cooper in 1970 (See Communications, Ch. 3). Cooper served as publisher of the LaVilla until 1987.

#### **Publishers**

From 1987 to the end of 2000, ten different publishers were listed on the mastheads of the paper. The names of the publishers and the year each was listed on the masthead follow:

John A. Cooper 1979-1987

Pat Crocker, 1987

Rebecca Hughes Winburn, 1994, 1995

Randall Hunhoff, 1996

Phyllis Thomas, 1997, 1998

Scott Jeffers, 1999

Jack Roberts, 2000

Bill Elderton, 2000

Pat Culverhouse, 2000

Scott G. Bourns, 2000

The turn-over of publishers during the last five years indicated instability in oldest newspapers in the Village.

### **Editors**

The number of editors listed on the mastheads during the last 30 years was much greater than the number of publishers. There were 23 editors identified. This number may be slightly in error, since the masthead in a few issues did not list an editor or any other staff members.

The names of the editors and the year in which they were listed as editor indicate short tenure for most

Bill Buckley	1970
Jan Newby	1970, 1971, 1974
Kay Hart	1972
Mark Phillips	1973
Bruce Stapleton	1974, 1975
Randy Fears	1975
Katherine Shuride	1976
Evelyn Briggs	1976 (8 weeks)
Bob Linrothe	1976, 1977
Muriel Alcott	1977, 1978
Barbara Bristol	1979
Kandace Power	1979
Nancy Britt	1980, 1981, 1982, 1983, 1984
Charlie Hughes	1984
John Gearhart	1986
Renee Lloyd	1987, 1988
Dorothy Starnes	1989, 1990
Sheila Scott	1991, 1992
Charlotte Hammonds	1992
Jane Sparks	1992
Dottie Stewart	1993, 1997
Randall Hunhoff	1993, 1994, 1995, 1996
Jami Jones	1997, 1998, 1999, 2000

The longest serving editor was Nancy Britt, serving nearly five years. Randall Hunhoff served as manager, general manager, and publisher/editor as well as editor during his four years with the LaVilla News. The editor with the shortest tenure was Evelyn Briggs, who appears to have served only eight weeks.

#### Publication

The first issue of the LaVilla News (Volume 1, Number 1), July 1970 showed:

John A. Cooper, Sr., Publisher  
 Bill Buckley, Sr., Editor  
 Published by Cherokee Village  
 Publishing Co., Hot Springs, AR

By the end of 1971 (Volume 2, Number 12) Dec. 1971, the paper was published by Village Publications, Hot Springs, AR and in 1980 Village Publications, DeSoto Center was the publishing site.

The LaVilla News was published monthly until sometime in 1979. The issue of July 4, 1979, vol. 10, No. 27, indicates that the paper became weekly sometime in January, 1979.

It remained a weekly publication until 1997 when the paper was issued twice weekly. For most of the history of the weekly LaVilla, it was published on Wednesdays. The twice weekly issues were published on Tuesdays and Saturdays.

The LaVilla News was published tabloid-size until 1990 when it became a full size newspaper, the size it remained in 2000. Sale of the LaVilla News

According to Loren Summers, Cooper Commercial Property, John A. Cooper, Jr. sold the LaVilla News to the Benton Courier, owned by Sam Hodges, on October 1, 1991. It wasn't until March 2, 1994, Vol. 25, No. 9 issue of the paper that the new owner's name appeared on the masthead as

Sam Hodges Chairman, Board  
 Rebecca Hodges Winburn, Publisher  
 Randall Hunhoff, Editor/General Manager

Hodges sold, in 1997, the LaVilla News to Horizon Publications, Inc., Marion, Illinois.

In 2000 the LaVilla News is struggling to retain its subscribers and to have continuity of publication and editorial staff. The rapid turnover of publishers and lack of editors during the last year has had a negative impact on the paper.

#### **THE VILLAGER 1988-1989**

The Villager was the second newspaper founded in the Village by John Gearhart. In 1985, Gearhart was employed by the LaVilla News as assistant Editor of the paper. The January 1, 1986, Vol. 17, No. 1, issue of the LaVilla News shows

Charles Davis, Sr. Editor  
 John Gearhart, Editor

Village Publications, Bella Vista, AR

Later in 1986 (Dec. 10, Vol. 17, No. 47), the LaVilla News shows Whitney Jones, Sr. Editor; John Gearhart, Editor; Darryl E. Haley, Asst. Editor.

The December 24, 1986 issue (Vol. 17, No. 51) lists Jim Welch as News Editor, but no mention is made of John Gearhart.

During 1987, John Gearhart, developed plans to start publication of another newspaper. On January 20, 1988, Vol. I, Issue 1, of the Villager was published, listing John Gearhart Publisher, Darryl Haley, Editor. The masthead indicated the paper was "Published Weekly by the Village News."

Although accurate information on the history of the Villager was difficult to find, Carmen Wiley, who had worked at the LaVilla News, and became Production Manager Editorial Dept. of the Villager in 1988, provided the writers with several 1988 and 1989 issues of the Villager. The latest issue provided by Carmen Wiley was Vol. II, No. 27, Issue 80, June 8, 1989, editor John Gearhart. The May 4, 1989, Vol. II, No. 22, Issue 75 of the Villager showed in its masthead "Published Weekly by the Village News," Hot Springs Village, AR no mention was made of staff. The Villager apparently ceased publication during the fall of 1989, because the Village Voice, the third newspaper to be founded in HSV started in 1990.

#### **VILLAGE VOICE 1990-1996**

Mel Fluhart founded the Village Voice, publishing the first issue, September, 1990 Vol. 1, No. 1, Mel Fluhart Publisher/Editor.

In a personal communication Mel Fluhart said many subscribers to the Villager were unhappy because they had paid for a subscription, the paper ceased publication, but subscribers received no refund. Fluhart obtained the list of subscribers to the Villager from John Gearhart and allowed a \$6 reduction to those who subscribed to the Village Voice.

The Village Voice was published each Wednesday from September 1990 through October 1996 with Mel Fluhart as Publisher/Editor until he sold the paper.

#### **VILLAGE VOICE 1996 TO DATE**

The Village Voice continued to be published each Wednesday, beginning November 26, 1996 by the new owners Delores and Ken Richardson.

The masthead shows:

Delores and Ken Richardson, Publishers

Delores Richardson, Business Manager

Ken Richardson, Editor

Other members of the family are also integral members of the newspaper's team: Craig Farrow, son-in-law, the Advertising Manager and Shelly Farrow, daughter, the Managing Editor.

The Richardsons came to Hot Springs Village in 1996 from Van Buren, AR where he was Vice President, Westward Communications that published five newspapers (Personal Communication, Ken Richardson)

#### **RADIO**

Hot Springs Village did not have a radio station during its first 26 years. In 1994, KVRE-FM radio station was established in the Village by Polly and Tom Nichols.

"Both Tom and Polly Nichols have strong backgrounds in adult radio. He started his career as an announcer in 1958, while still in high school, as an announcer at KWFC in Hot Springs. He has also worked in Stuttgart and Benton and was General Manager of KZNG in Hot Springs. Polly was a popular commercial announcer on that station and also worked in operations and sales. She and her husband are widely known for their broadcasts of the Miss Arkansas pageant." (Village News, Jan.-Feb., 1994)

The Tom and Polly team established their first radio station, KWXI-AM in Glenwood, Arkansas in 1980. It was a 500 watt 670 kilocycles station which they operated until 1997 when the station was sold.

In 1991, the Nichols founded a second radio station, KWXE, 104.5 FM in Glenwood. They operated this station until 1997 when it was sold. (Personal communication, Tom and Polly Nichols).

#### **KVRE 1974 to date**

In February, 1994, Polly and Tom Nichols established the first radio station in Hot Springs Village. KVRE 92.9 FM has been on the air 24 hours/day, seven days/week for six years. Polly Nichols is the General Manager of the radio station.

Initially the station broadcast on 3000 watts power; the power was increased to 6000 watts a few years later. In 2000 the station continues to operate at 6000 watts. According to the Nichols, they plan to increase power to 25,000 watts by 2002.

The residents of Hot Springs Village and surrounding area enjoy the easy listening music and the special programs offered by the Tom and Polly Nichols team. In addition KVRE regularly makes public service announcements for the Property Owners' Association and other organizations.

The listening audience of KVRE FM is widely spread and diverse.

#### **CABLE TELEVISION**

During the 30 years of the life of Hot Springs village three cable organizations have provided cable service.

#### **CATV**

The minutes of the Board of Directors, July 19, 1972 received from John A. Cooper a proposal to provide cable for delivery of television. The minutes stated that

"The next order of business was a discussion pertaining to the franchise for Village CATV, Inc. to operate a community antenna television system in Hot Springs Village. Upon motion made by Mr. H. O. French, Jr. and seconded by Mr. Weston Tucker the franchise was unanimously approved with instructions to the Secretary to obtain necessary signatures thereon."

CATV, Inc. provided cable service in the Village until 1985, when the company was sold.

#### **TCA**

A Houston, Texas based cable company, TCA, purchased CATV in 1985 and provided cable service until 1999, according to the local Cox Cable officials.

### **Cox Communications**

COX Communications based in Atlanta purchased TCA in 1999 and became the cable TV delivery system in 1999. During 1999 and 2000 COX cable made major improvements.

According to Chris Harvey, Manager of the local COX service, the Company installed hybrid fiber coaxial with 16 fiber optic nodes and increased the power. In addition standby power was installed to prevent long interruptions of signals to the homes.

COX Cable plans to have installed the new cable to all homes in Hot Springs Village by 2002.

### **BOYS AND GIRLS CLUB**

The North Garland County Boys and Girls Club is located outside but adjacent to Hot Springs Village. Even though the NGCBGC is not within the Village, the movers and shakers that made possible the establishment of the Club were residents of the Village. Since the founding of the North Garland County Boys and Girls Club, residents of the Village have been actively involved on the Board of Directors and as volunteers. In essence the Club is an "arm" of Hot Springs Village.

#### **The Founder**

Paul Bewie, a long-time resident of the Village who was active in the affairs of Property Owners' Association and other organizations in the Village, began in 1989 to pursue his "dream" of a drug-free and secure place for youth in the area.

"A place where the youth could meet outside of school hours to socialize, play and study in a supervised, alcohol and drug free environment. A place where young people could grow and develop into responsible, productive citizens." (NGCBGC Report).

On March 20, 1990, Bewie met with 12 representatives of service organizations to discuss input received from student leaders, teachers and administration from the three school districts (Jessieville, Fountain Lake, Mountain Pine) concerning the needs of youth in the area. It was decided that a facility to serve the youth in the area after school was needed. The organizers went to work raising funds. The Boys and Girls Youth Center received not for profit (501 (C)(3) status.

#### **North Garland County Youth Center**

The November/December, 1994 issue of the Village News reported that "for several years, Paul, other Villagers and citizens of nearby communities worked tirelessly to gain commitments for funds from businesses and individuals both inside and outside the Village. Today, the tangible evidence of Paul Bewie's dream is the North Garland County Youth Center located on approximately 32 acres of land on Highway 7 about ½ mile north of Hot Springs Village. The Youth Center is a home-away-from-home for the 2000 students of Jessieville, Fountain Lake, and Mountain Pine School systems, and their younger pre-school brothers and sisters."

#### **North Garland County Boys and Girls Club**

The Board of Directors and associates decided in 1994 that the "Youth Center" should become affiliated with the National Association of Boys and Girls Clubs of America. On December 30, 1994 the Club was chartered.

The North Garland County Boys and Girls Club has grown steadily and continues to serve many youth.

A satellite facility was opened in Mountain Pine in August, 1998, supported by a grant from the Boys and Girls Club of America.

The North Garland County Boys and Girls Club complex now includes the St. Joseph's McAuley Mercy Senior Center and the North Garland County Headstart Center. All age groups are associated in the North Garland County Boys and Girls Club Complex.

"Intergenerational activities with the McAuley Mercy Senior Center provide a great opportunity for the youth and seniors in the area to stay actively involved through nutritional, leisure, medical, educational and recreational partnerships." (NGCBGC Report)

#### **Facilities**

From 1992 to 2000, the North Garland County Boys and Girls Club has developed many facilities, which were planned and constructed by many contractors in the area who provided in-kind work. During the 8 years, \$271,829 of in-kind work was provided. (NGCBGC Report). The Report goes on to say that "Through the hard work and generosity of parents and friends the Club now has six ball fields, four tennis courts (dedicated in 1996), two basketball courts, and an age appropriate playground and basketball court. Indoor facilities, which were renovated in 1998 now consist of areas for games, computer learning, a multi-media resource center, homework help, tutoring, arts and crafts and other small group programs and activities."

"Because of increased growth in the baseball and softball leagues, the Board of Directors unanimously agreed in 1999 to purchase lights for four of the six ball fields, enabling us to implement an adult softball league as well as continue the growing trend we have experienced over the last three years in our little league program. The Board of Directors also committed to lighting and paving the parking lot of our facility. Funds were made available for this project and completed in early fall 2000.

The Board of Directors are now committed to the construction of a new building for the continued success of the Mountain Pine Unit and the kids it serves."

#### **Funding of Operating Expenses**

Individuals, organizations and businesses in the area contribute to the support of the North Garland County Boys and Girls Club, according to a NGCRGS Report.

"Most of the administration costs, including salaries, are funded through community donations, special events, United Way allocations, annual sustaining membership dues, Service Clubs, Churches, team user fees and grants from private foundations."

Recently the Boys and Girls Club received a grant valued at \$50,000 which will upgrade the multi-media resource center and allow for the purchase and installation of state-of-the-art equipment and software."

#### **Board of Directors**

The first Board of Directors was established on July 27, 1990, at a meeting of the Steering Committee, comprised of:

Bill Arnold

F.C. "Jack" Brown

Bud Borgschulte  
 B. M. Bengston  
 Sloan Duvall  
 Frank Macaluso  
 Loren Summers  
 Paul Bewie

The minutes of the July 27, 1990 meeting show that “A motion was made, seconded and unanimously approved to elect the following officers: Paul Bewie, President; Bud Borgschulte, Vice President; Doug Barnes, Secretary; Sloan Duvall, Treasurer.

It was moved, seconded and unanimously approved to place all Steering Committee members on the Board of Directors as follows: Ruth Schroeder, Don Wooten, Kevin Geiling, F.C. “Jack” Brown, Bud Borgschulte, Sloan Duvall, Loren Summers, B.M. Bengston and Paul Bewie.”

In 2000 the North Garland County Girls and Boys Club report indicates six officers: President, Vice President, two past Presidents, Secretary and Treasurer.

Bud Borgschulte and Loren Summers are the only members of the first Board of Directors remaining on the 24 member Board in 2000. Twenty of the 24 Board members are residents of Hot Springs Village.

#### **STAFF**

In the beginning, volunteers performed the duties normally handled by staff members. Gradually funding increased enough to start adding staff, slowly but surely.

Tammy Adams-Cockman provided the writers with a list of current staff members.

#### **Full Time**

Executive Director	Alvin Smith
Director of Marketing & Resources	Tammy Adams-Cockman
Program Director	Gary Cannady
Athletic Director	Penny Koller
	Part-Time
Facilities Administrator	Jack Wells
Program Staff	Corbett Sutton
Program Staff	Brannon Castleberry
Program Staff	Cassandra Perry
Program Staff	Trish Reid
Program Staff	Nathan Neighbors
Full-Time Volunteer	Betty McRae

She has been taking care of the bookkeeping, accounts payable and receivables, budget, etc. since 1994. She works at the Club 3 days a week approximately 8 hours each day, then also puts in another 20 hours outside of that. All of this is done voluntarily. She is also the Board Treasurer.

The Garland County Boys and Girls Club physically is outside of the Village, but is an integral part of the philosophical bent of the residents of Hot Springs Village.

#### **SIMPLY KIDS DAYCARE**

##### **Founding**

The employees of Cooper Communities, Inc. and the Property Owners Association were seeking a place to care for their children during the day while they were at work. These concerns lead to discussions with officials of both organizations. The Board of Directors of the POA at its February 20, 1991 meeting in a discussion of daycare approved.

“the concept of establishing a separate corporation along with CCI. The General Manager will proceed with date relative to use, cost, insurance, and acceptability of building.”

The Board in its work session May 15, 1991 received a proposal from Al Klein, General Manager, to establish a day care corporation. The CCI and POA employees had recommended a Board to include two CCI, two POA employees and one independent person to oversee a day care center. Al Klein told the Board “that he had confidence in the two POA representatives as well as the independent member.”

Further consideration was given to developing a day care center corporation at the June 19, 1991 work session of the Board.

“The General Manager briefed the Board on the recent events being that CCI has had second thoughts about entering into the agreement to establish a separate corporation. Klein stated he would continue to appeal to CCI. It was pointed out that the Board had agreed to set up the Day Care Corporation on the condition that CCI join in the agreement.”

“Klein also asked if the Board would cosign a note for advance funding for the day care modifications. After the discussion, it was agreed that this could be arranged through the credit union and that the POA would back the loan through shares in the credit union.”

##### **Incorporation**

A “Certificate of Incorporation of Domestic Non-profit Corporation” was issued by the Secretary of State Bill McCuen on July 24, 1991, establishing Simply Kids, Inc. The “Articles of Incorporation” dated June 28, 1991 was signed by

Herb Perrin, President Property Owners’  
 Roger McMennamy, Cooper Communities, Inc.  
 A.J. Klein, Secretary

On June 22, 1993, "the Secretary of State, Bill McCuen, issued a Certificate of Amendment of Simply Kids, Inc. making Simply Kids, Inc. independent of either the Property Owners' Association or Cooper Communities, Inc.

### **Simply Kids Operation**

The LaVilla News, Aug. 21, 1991, reported that "Simply Kids, Inc." is targeted to open in mid-September, according to the Board of Directors." The article continues, stating that "Board members (Daphna Hobbs, Kim Lambert, Beverly White, Sue Noles and Loren Summers) has hired Rhonda Nunez as the Director." Nunez and Assistant Director, Sarah Taylor began work in August 1991.

There was a three-month delay in the opening of Simply Kids as reported in the January 22, 1992 LaVilla News. "Simply Kids, Inc. located at 220 Minorca Road opened in December with eight children, according to Rhonda Nunez." The building on Minorca Road was previously used by CCI.

Simply Kids, Inc. was licensed for 35 children. The cost for children more than 18 months of age was \$35 per week, for those under 18 months the cost was \$40 per week.

Simply Kids, Inc. was financially assisted by CCI until 1993 when the property was deeded to the Simply Kids Corporation.

The Day Care has continued to care for children to this date, even though financial problems and management have caused Simply Kids to struggle.

According to Katheryn Piphoo, Director Good Samaritan Campus, it is hoped that "Good Sam" can add Simply Kids, Inc. to the campus in the near future.

### **CHURCHES**

John A. Cooper, Sr. and John A. Cooper, Jr. have encouraged churches to become established in all three Cooper Communities in Arkansas. In Hot Springs Village, John A. Cooper, Jr. has given land on which to build churches since 1974. The gift of land allowed the churches to develop sooner than would have been possible otherwise.

Since 1976, many churches have been constructed in the Village. In 1976, the Village United Methodist Church was completed and in 2000 the Woodlands Presbyterian started construction. Others will undoubtedly be constructed in future years; some are currently in the planning stages.

The tabular information at the end of the text on churches, showing the date the church was organized, name, the number of members when the church was organized, the current number of members, and the average attendance at Sunday morning worship in the year 2000 was gathered by George Tanner, retired Senior Minister of the Village United Methodist Church. Each Church completed a form with the data included in the text and table.

#### **Village United Methodist Church, 1973**

The LaVilla News, July 1975, reported that the "First Methodist Church held its first service in the Fire/Security Building, Calella Road, May 1973. Rev. James F. Richardson was the organizing minister. Senior ministers in succeeding years have been Marshall Steel, Harold K. Davis, Gerald Fisher, George A. Tanner and David F. Prothro who currently is senior minister.

In February 1976 the first phase of the church facilities was completed. The facilities have been enlarged on two occasions; the value of the church facilities in 2000 is \$2,000,000.

#### **Sacred Heart of Jesus, 1973**

The first mass was held in June 1973, when 15 people convened in the Fire/Security Building, Calella Road. Thursday evening services were held at the United Methodist Church beginning in 1976, and in 1979 weekend masses were held at the Coronado Center. Father Reynolds, St. Mary's Church in Hot Springs, conducted masses until 1979. Father Keppel conducted weekend masses at Coronado Center. Priests in succeeding years were Father Frank Draude, Monsignor Leo Riedmuller, and Father Raymond R. Rossi, the current priest.

The first phase of the church was completed May 11, 1982. The facility has been enlarged and is currently worth \$2,500,000.

#### **Village Church of Christ**

The Village Church of Christ was organized by Jim Gardner and seventeen members in 1973 and built its first facility in 1985. The current facility is valued at \$900,000.

Jim Mabery served as minister from 1989 – 1998, when Jim Gardner became pastor, and continues to serve.

Many churches have held services in the Coronado Center while constructing their permanent facility.

#### **Barcelona Road Baptist, 1975**

Reverend Hugh Owen and twelve members organized the Barcelona Road Baptist Church January 5, 1975. The first phase of the church facility was completed November 16, 1975 and has been enlarged at least twice. Its current value is \$1,130,000. Four ministers have served the church since Rev. Hugh Owen: Charles Holcomb, Lynwood Henderson, Timothy Reddin and Charles Long who is currently the minister.

#### **Christ Lutheran – 1976**

The Reverend Sam Jensen and 65 members organized the Christ Lutheran Church on April 11, 1976. The original structure was completed on August 17, 1980.

The church facilities are now valued at \$1,233,945.25.

#### **Kirk in the Pines Presbyterian – 1981**

On June 21, 1981, 76 members with Reverend Gary Hoffius organized the Kirk in the Pines. The first structure was completed January 6, 1985. The church property is now valued at \$2,000,000.

Following Reverend Hoffius were: Reverend Ernest Smith, Dr. Guy Delaney, Dr. Mike Seitz and Reverend Sam Pope.

#### **Village Bible - 1982**

Reverend Jay Holsted and sixteen members organized the Village Bible Church, July 4, 1982. The church facility was planned for construction in three phases. Phase one was completed in May, 1988, phase two in September 1994, and phase three is planned for the near future.

The current value of the church's facilities is \$1,000,000.

The senior Minister Dr. Mark Cain and Associate Minister Reverend Ray Glenn currently serve the church.

#### **Holy Trinity Episcopal 1983**

Rev. James R. McLean, Jr., Priest at St. Episcopal Church, Hot Springs, was the organizing Priest, along with 37 members. The first phase of the facility was completed in 1988. The facility has been enlarged and is currently valued at \$1,800,000.

Rev. McLean was succeeded by Tom Sifford. Rev. James R. McLean has returned as a priest in charge currently.

#### **Faith Lutheran – 1986**

On April 16, 1986, Rev. Ronald Finke and 40 members organized the Faith Lutheran Church. The church facility was completed in 1986. Rev. Finke has been succeeded by David Wacker, Henry W. Behling and Leslie A. Weerts, the current minister.

#### **Christ of the Hills United Methodist Church - 1988**

Forty-three members and Reverend Charles Johnson founded and organized the church on January 3, 1988. Currently Reverend R. T. Jarrell and Reverend Bill Leslie serve the church.

The first church structure was completed April 1, 1990 and has been enlarged on two occasions since. The value of the facility is \$4,250,000.

#### **First Baptist – 1989**

The First Baptist Church of Hot Springs Village submitted a brief written history of the church, without data on facilities and membership.

“In 1974 the Spring Creek Baptist Church, Benton, Arkansas under leadership of Pastor G. F. Crumley received property at Hot Springs Village for the First Baptist Mission in view of a Church. Missionary L. H. Owen served as first missionary pastor. Before the building was completed services were held in the Fire Station (Fire/Security Building, Calella Road)”.

“In January of 1979, Pastor M. E. Cowan was called and endorsed to continue the work as Missionary Pastor. In 1989, the First Baptist Mission requested from Spring Creek Baptist Church the right to enter into New Testament Church organization.”

The church was organized August 26, 1989 with M. E. Cowan as pastor. Successors to Pastor Cowan were Pastor Hebert Morehart and current Pastor Ralph Edds.

#### **Balboa Baptist – 1992**

On September 20, 1972, Dr. Ken Moore and 64 members organized the Balboa Baptist Church. The first phase of the church facility was opened April 2, 1995. The facility has been enlarged at least on three occasions. The current value of the church facilities is \$2,600,000. Dr. Ken Moore is current minister.

#### **Woodlands Presbyterian – 1996**

The Woodlands Presbyterian Church was organized on March 17, 1996 by Dr. James J. Farley and 68 members.

The members were not to have their own facility until 2000 when construction was begun and completed in October, 2001.

The value of the facility is \$1,300,000 and Dr. Farley remains as pastor.

#### **Unitarian Universalist – 1997**

On May 21, 1997, the church was organized by 25 people and Sigrid Rowan, President. There are no facilities owned by the church; the members meet at Coronado Center.

#### **Village Christian – 1997**

Pastor Bruce Burdick and twenty members organized the Village Christian Church in January, 1997.

The first church facility has been planned to start construction in 2000 or 2001. The church will have a value of \$120,000 when completed.

Dr. Henry serves as Associate Pastor with Pastor Burdick.

#### **Mountainside United Methodist – 2000**

In January, 2000, Dr. Lyndal Loyd and sixty members organized their church. There are no church facilities but there are plans to construct the church in 2001.

#### **Community Joy Lutheran – 2000**

Rev. Muriel Peterson wrote that

“We began occasional worship services and held a vacation Bible School in 1999. Regular services on Saturday nights began in 2000. We now have two services week.”

The church with its 103 members plan to organize in October, 2001.

Plans for a church facility are in the conceptual stage of development.

#### **Economic Impact**

The churches have an economic impact on the Village in addition to their religious and social influences.

The total value of church property as reported by the Churches was \$20,093,945 in the year 2000.

### **HISTORY OF HOT SPRINGS VILLAGE BEYOND 2000**

#### **2001 SUMMARY**

#### **COMMON CAUSE MARKETING**

The Hot Springs Village Property Owners' Association entered into an agreement with the Hot Springs Village Area Chamber of Commerce, Cooper Communities, Inc., and the Hot Springs Village Board of Realtors in December of 2001 to promote

Hot Springs Village and develop a Common Cause Marketing Program. This program promoted Hot Springs Village as a retirement/vacation destination.

#### **Churches**

Woodlands Presbyterian Church was built in 2001.

Village Christian Church was built in 2001.

#### **LAVILLA NEWS 1970 TO DATE**

The owners of the Village Voice, Ken and Dee Richardson, bought the LaVilla newspaper, the oldest publication in Hot Springs Village. Hot Springs Village now has one weekly newspaper.

#### **2002 SUMMARY**

##### **COMMON CAUSE MARKETING**

The Hot Springs Village Property Owners' Association continues to support the Common Cause Marketing program of the Hot Springs Village Area Chamber of Commerce.

#### **Churches**

Mountainside Methodist was built in 2002.

#### **2003 SUMMARY**

##### **COMMON CAUSE MARKETING**

The Hot Springs Village Property Owners' Association continues to support the Common Cause Marketing program of the Hot Springs Village Area Chamber of Commerce. In 2003 the program underwent a name change to better reflect the mission and goals of the program. The name is now Advertising and Promotion Committee of the Hot Springs Village Area Chamber of Commerce. The POA continues to support the program with a \$50,000 contribution each year.

#### **Churches**

Community of Joy Church was built in 2003.

#### **2004 SUMMARY**

##### **Advertising & Promotion Commission**

The BOD renewed a \$50,000 per year commitment to the Advertising and Promotion Committee of the Hot Springs Village Area Chamber of Commerce to be used for advertising/promoting Hot Springs Village for the next three years.

#### **CH. 12 GOOD SAMARITAN CAMPUS**

##### **INTRODUCTION**

Good Samaritan had its beginning in Hot Springs Village during meetings of the Health and Medical Services Committee, which held its first meeting July 16, 1979.

The minutes of the first meeting listed seven committee members

Howard Heggem, Chairman

Joe Kipp

Vern Richardson

Lila Ballinger

Jim Adams

Dr. G. A. Edwards

J. Klein

Alvin Reed

From the items considered in this first meeting of the Health and Medical Services, it is obvious that the persons on the committee had been informally meeting and had decided on several actions to be taken.

Gary Butler was elected Vice Chairman and Jim Adams, Treasurer and subcommittees were appointed to work on the following subjects:

Ambulance Service

Emergency Medical Facility

Doctor Recruitment

Retirement Home

The subcommittee for the Retirement Home was the beginning of many meetings and lots of actions that led to the establishment of Good Samaritan in Hot Springs Village.

##### **Health and Medical Services Committee**

The minutes of the July 16, 1979 meeting continue, stating that

“It was decided that appointments to the satellite hospital and cemetery projects should be deferred for the time being. It was suggested by A. J. Klein that we might want to ask one of the other organizations in the Village such as the Homeowners' Association to accept responsibility for the cemetery project. . .”

“The Committee then heard the report of Vern Richardson concerning his visit to an Indianapolis Retirement Home of the Presbyterian Housing organization. It is realized that a survey of Village residents as well as POA members who have not yet moved to the Village will be necessary. . .”

Howard Heggem reported to the Board of Directors at its May 3, 1980 meeting on the goals of Health and Medical Services Committee, stating that

“A priority list had been determined as follows:

Ambulance

Full time doctor

Emergency medical facility

Retirement home with extended care facilities

Home Nursing Aides

Cemetery”

The Health and Medical Services Committee very actively sought medical health services during its many years of work in the Village.

One of the most significant contributions was the initiation of discussion and actions taken to pave the way for development of Good Samaritan Campus.

Howard Heggem was to become the primary “mover and shaker” paving the way for Good Samaritan to become a well established facility that has developed into Good Samaritan Campus.

#### **FEASIBILITY STUDY**

The members of the Health and Medical Services Committee continued their discussions of needs for a “Retirement Home”. In a letter to the Board of Directors, April 29, 1981, the Committee reported on its work with a consulting firm to conduct a study of need.

“This consulting firm has now completed enough of their preliminary work to feel quite sure their feasibility study will reflect a “positive” result. Therefore, they have given us a letter, copy attached, assuring us that even if the Study develops to be “negative” they will return all of the retainer fee.

The above letter is a part of the Cedar Lodge/Medical Facilities, Inc. agreement which has now been reviewed by our POA attorneys Wood, Smith and Schnipper and also by attorney Douglas Barnes who reviewed it from a tax exempt Corporation viewpoint.”

“Therefore, the Committee is now requesting that the POA advance \$10,050 to Cedar Lodge, Inc. for transmittal of \$10,000 to Medical Facilities, Inc. This retainer will permit Medical Facilities, Inc. to complete its feasibility study. The \$50 balance will remain on deposit in a local bank savings account being established. . . some amount is required to maintain the open account status and ultimately will also be returned to the POA.”

The feasibility study was conducted; however, the study with resulting data were not located. Apparently the data collected showed positive support for a “retirement home”. At the Board of Directors meeting December 15, 1987

“Howard Heggem reported for the Health and Medical Services Committee. He brought the Board up to date on the retirement home. He advised that the Good Samaritan representative had given the Village a positive reaction on the feasibility study.”

The Health and Medical Services Committee under the leadership of Howard Heggem continued its efforts on several fronts seeking to bring a “retirement home” to the Village.

#### **GOOD SAMARITAN PRESENTATION**

The Minutes of the November 11, 1982 meeting of the Board of Directors hears a report from the Health and Medical Services Committee.

Howard Heggem “brought the Board up to date on developments for a retirement home. The Board authorized the Committee to proceed with having a representative of the Evangelical Good Samaritan Home make a presentation to the community in order to determine need. Mr. Heggem stated that the next step would be to apply for a certificate of need amounting to \$7,500.”

While the Health and Medical Committee were working to attract Good Samaritan, the Good Samaritan Society was conducting a feasibility study.

At the December 15, 1982 Board meeting Howard Heggem

“reported that a feasibility study by Mr. Reese Greaves of Good Samaritan Society is under way and about 70% complete. A sample letter has been prepared to support the project and will be sent to community leaders to assist them in composing a letter to be sent to Good Samaritan to indicate support for a retirement home and extended care facility for Hot Springs Village. If additional information is required, a questionnaire has been prepared by Mr. Heggem that can be utilized when contacting all home owners and possibly all property owners.”

Howard Heggem negotiated with the Good Samaritan Society in Sioux Falls, South Dakota requesting that Good Samaritan representatives come to the Village to meet with the Health and Medical Services Committee and others. Mr. Risting of the Society agreed to come to the Village sometime in March 1983.

The Board of Directors at its January 26, 1983 meeting stated that “It was the consensus of the Board that the regular town meeting with a business session would be held on Monday, March 14 along with Mr. Risting’s presentation and a second meeting on Tuesday, March 15, with Mr. Risting, without a business meeting.”

In January 1983, Health and Medical Services Committee meeting Howard Heggem reported on the plans to conduct a survey in the Village in March prior to Mr. Risting’s visit. The LaVilla News, Vol.4, No. 10, March 9, 1983 printed the survey which presented nine questions. In addition the survey instrument was “distributed to residents on Sunday, March 20. Terms of residents with “survey packets” gathered data that was intended to “indicate to Good Samaritan the degree of interest in a retirement home by the residents of the Village.”

The Retirement Home questionnaire “results were favorable for applying for a “Certificate of Need.”

#### **CERTIFICATE OF NEED**

The Health and Medical Services Committee with Howard Heggem taking the lead prepared the necessary data, letters and the like to support its application. It was not to be an easy process.

At the June 18, 1983 meeting of the Health and Medical Services Committee "Howard Heggem reported that our application for a Certificate of Need will be considered during a meeting of the West Arkansas State Health Agency at Russellville on July 14, 1983. Some members of the Health and Medical Services Committee will attend. The application will then be sent to Little Rock for final consideration on August 15, 1983. It is the feeling of the committee that we need political assistance to obtain our Certificate of Need."

"Howard Heggem, Dr. Ross and Jim Christians attended a meeting of the Facilities Planning Committee of the Statewide Health Coordinating Council the morning of August 16, 1983. The discussion concerned the new and revised rules concerning Life Care Facilities in the State of Arkansas. It was decided that this concept probably cannot be utilized in Hot Springs Village." (Minutes Health and Medical Services Committee Aug. 18, 1983)

Howard Heggem and his wife, Helen, were not to be defeated as the record will show. Helen Heggem was also a moving force in the negotiations.

At the September 19, 1983 meeting of the Health and Medical Services Committee Howard Heggem and Jack Harness stated that "Our application for Certificate of Need has now been amended for transfer to Saline County where there is considerably less over-bedding than in Garland County. There is a Central Arkansas Health Systems Agency hearing on September 22 in Little Rock. . . Our Certificate of Need application will be voted upon at that time and a number of Board and Committee members and our General Manager plan to attend in support of our effort."

The story of the "Certificate of Need" continued as indicated in the October 20, 1983 minutes of the Committee.

"Howard Heggem discussed the meeting to be held on Nov. 2, 1983 at Little Rock by the Facilities Planning Committee of the Statewide Health Coordinating Council. Our Certificate of Need application will be considered at this meeting and then will go on to the November 15, 1983 meeting of the Statewide Health Coordination Council. We need to get by these last two hurdles. The meetings will be attended by as many of the committee members as possible."

The November 22, 1983 meeting of the Health and Medical Services Committee finally heard some good news.

"Howard Heggem lead an open discussion concerning the state approval of our application for a certificate of need at a meeting in Little Rock on November 15, 1983. The approval is for forty beds in the extended care wing of the proposed retirement home. Adequate land at the proposed site must be obtained from John Cooper."

#### **THE BEGINNING OF "GOOD SAM"**

Soon after the Certificate of Need was approved planning on all fronts began. The minutes of the Health and Medical Services Committee, January 9, 1984 report various beginnings of plans: "Howard Heggem reported on the meeting here with Mel Risting of Good Samaritan, Larry Nelson, architect and Les Kleeb, construction supervisor for Good Samaritan. The proposed site for the project was inspected January 4<sup>th</sup> by the above people and the Retirement Home sub-committee. The group went over the preliminary plans on January 5 with the additional help of Helen Heggem, Betty Mason and Nyla Christians. The shape of the apartment wing was altered considerably to conform with the topography of the site. Four different floor plans were chosen to be incorporated into the apartment plan. It is hoped that more final plans, specifications and descriptive brochures will be available by April 10, 1984, before the annual meeting of Good Samaritan. A minimum of 80% of the first phase of 50 apartments must be sold before construction can begin."

As the planning continued both in the Village and at Good Samaritan Corporate offices, Sioux Falls, South Dakota, progress reports were made to the Health and Medical Services Committee.

The March 19, 1984 minutes of the Committee indicate the progress: "Howard Heggem reported that the home will be named "Good Samaritan Cedar Lodge". There were six representatives in the Village March 15 and 16 concerning the development including Mel Risting and Reese Greeves from Good Sam and Architect Larry Nelson. Preliminary plans and prices are being developed according to schedule. Target ground breaking date is September 1984 with occupation to begin September 1985. We will need to raise approximately \$25,000 to pay for expenses involving the survey, soil boring and other expenses. Good Sam people will man the sales office if one is required. The program to collect the \$300,000 payment from people desiring to be on the apartment priority list will begin in about ten days."

The multifaceted planning continued at record pace. Excerpts from the April 17, 1984, minutes of the Health and Medical Services Committee show the evolution.

Heggem reported the name of the project would be "Good Samaritan Cedar Lodge Apartments and Health Care Clinic." "Wes Tucker, CCI Project Director for development of Hot Springs Village, assured the committee that Cooper is donating the required parcel of land for Good Samaritan Cedar Lodge."

". . . 285 names on the apartment priority list of which 235 families have paid the \$300.00 priority fee"

Heggem said "It appears that we will be constructing 100 apartments instead of the original 52."

Good Samaritan will open a sales office at Cordoba Center in June of 1984. They must pre-sell 80% of the total number of apartments proposed. A payment of \$2,200 is required to reserve an apartment. Construction time will be 12 to 16 months after digging begins. The Good Samaritan board will hold their annual meeting here in the Village April 26, 27 and 28, 1984. A tour of the Village on the 27<sup>th</sup> will be included on the program.

#### **CCI LAND DONATION**

Historically Cooper Communities, Inc. has donated land for churches and other non profit organizations. CCI, POA and Good Samaritan Society teamed to identify a site and land needs.

CCI donated parcels of land as Good Samaritan developed its campus. The amount of land and dates donated by CCI from 1985 to 1998:

"Cooper donated first tract 7.812 acres on June 10, 1985\*

Cooper donated another 1.29 acres on April 5, 1996.

Cooper donated another 6.04 acres on August 14, 1996.

Cooper donated the old Benton State Bank building and another .918 acres on December 7, 1998.”

\*Data provided by Good Samaritan

### **CEDAR LODGE CONSTRUCTION**

Construction of Good Samaritan Cedar Lodge began in 1985, following site clearing and grading.

At the meeting of the Board of Directors May 4, 1985 Howard Heggem reporting for the subcommittee of Health and Medical Services Committee “announced that the Good Samaritan Retirement Center had received their building permit from the Architectural Control Committee, May 3, 1985. He introduced committee members and their wives as follows: Jim Christians, Jack Harness, and Penny Penniman. The ground breaking ceremony will be May 14, 1985, 2:00 PM at the site north of Landmark Savings Bank on Cortez Road north of DeSoto Boulevard on the west side of the road. Total cost of the project is approximately \$7 million. Completion date is projected to be August or September, 1986.”

Actually ground breaking was June 17, 1985. (Board minutes June 26, 1985) The site was being cleared and graded in July “And the bids will be in by the end of July, on building construction. (Board minutes July 24, 1985).

Construction began in June 1985 and in “November 1, 1986, the first nine families moved into their apartments” (Personal Communication, Tim Hutson).

### **FUND RAISING**

As was stated in the Health and Medical Services Committee minutes of March 19, 1984, \$25,000 had to be raised locally to “pay for survey, soil boring and other expenses.”

At the Board of Directors meeting, July 24, 1985, “Dale Shellene reported on the fundraising campaign. He stated they had received \$20,760 of the \$25,000 goal solicited from residents, non-residents, business and service organizations.”

“Mr. Heggem asked the Board to reconsider their decisions not to donate funds and consider this Village project for all property owners rather than for residents only. He stated the committee was looking to the POA Board for a substantial contribution in the amount of \$2,000, \$2,500 or \$3,000, or more.

The discussion of POA contributing to the \$25,000 was lengthy.

President Gourley stated the Board as of the opinion that this type of volunteer subscription involved with the Certificate of Need and survey is a community project.

The needed \$25,000 were contributed and Good Samaritan stated this showed good faith by the property owners in the project.

### **MONTHLY ASSESSMENTS**

When Village property owners purchase an apartment or otherwise buy into Good Samaritan, that person technically is no longer an owner of a lot or living unit. Most of the people who purchased a unit in Good Samaritan were property owners at the time of purchase.

The relationship of the residents of Good Samaritan to the Property Owners’ Association created a dilemma for the Board of Directors. At the Board of Directors meeting, May 28, 1986, Jonothan Conrad, who became Administrator of Good Samaritan January 1, 1986, “asked the Board to consider the residents of Good Samaritan Cedar Lodge for serving on the POA committees and Board of Directors even though they are technically not property owners. He felt a lot of capable volunteer help will be missed by eliminating the residents of Good Samaritan Cedar Lodge.”

This was the beginning of what were to become lengthy discussions among the Board members, concerning “were Samaritan residents to have rights and privileges of property owners.”

“Al Cramer stated he could not find a definitive statement stating Good Samaritan residents will be allowed use of the POA facilities. Mr. Klein stated there is a supplemental declaration and notes from previous Board meetings outlining the rationale for use of the facilities. It was decided to put this subject on the June Board meeting agenda. (Copies of the supplemental declaration for the Good Samaritan Cedar Lodge were later distributed to the Board during the meeting.)

At the Board meeting, June 25, 1986 “Walter Tobias suggested a change to item (C) which would give lessors the voting rights in accordance with Article III, Section 2. of the Declaration. Don Schnipper stated the voting rights could not be assigned, only the rights of enjoyment. Mr. Schnipper advised the rights of enjoyment would have to be transferred in the same manner as they are assigned to other people i.e. payment of \$75.00 transfer fee and assessment dues for one year paid in advance.”

That suggestion was not supported, even by a second.

The following resolution was adopted by the Board

“The Board of Directors of the POA recognizes the Good Samaritan Cedar Lodge Community as a part of Hot Spring Village based on the following: A supplemental declaration bringing this tract under the Declaration and Protective Covenants of the Association was executed on April 30, 1985 and recorded May 29, 1985.”

The discussing of POA privileges for residents of Good Samaritan Cedar Lodge continue with many different solutions to the problem being offered and rejected. “Assignment of Privileges” topic was not to go away, but none of the proposals were to be accepted.

At the July 23, 1986 meeting of the Board “Howard Heggem joined the meeting along with Jonothan Conrad, Betty Mason, and John Meinhardt regarding the assignment of POA privileges to residents of Good Samaritan Cedar Lodge. Mr. Heggem read from a prepared memo that he distributed to the Board (attached).”

The Board adopted in concept the seven propositions, the thrust of which follow as excerpts: "The ownership of all living units shall be Good Samaritan Society but the easements of enjoyment may be assigned to holders of leasehold interest in accordance with the assignment procedures of the POA."

"The assessment to the Association shall be based on the number of living units (presently at the rate of \$19 per month per unit) and one set of membership cards shall be assigned to each unit."

The resolution of the monthly assessments and rights and privileges for residents at Good Samaritan was finally attained. The monthly assessments paid by Good Samaritan for the various living units were established and are in effect in 2000:

\*Cedar Lodge Apartments – one assessment/Apartment once occupied and thereafter even if unoccupied.

Greenwood Manors – one assessment for total unit

Duplexes – one assessment each living unit

\*Data provided by Katheryn Pipho, Administrator

#### **THE EVANGELICAL LUTHERAN SAMARITAN SOCIETY**

"The Good Samaritan Society was formed in 1922 in North Dakota by Reverend August Hoeger with \$1200 and a desire to serve individuals who were elderly and/or disabled. From its humble beginnings of one small home, the Society has grown to be America's largest non-profit, long-term health care provider with over 240 facilities in 26 states." (15<sup>th</sup> Anniversary Program)

The Society has remained headquartered in Sioux Falls, South Dakota.

#### **GOOD SAMARITAN CAMPUS**

"Good Sam" as the Good Samaritan organization is called nowadays has grown steadily since the Cedar Lodge Apartments and Healthcare Center were constructed in 1986.

In the year 2000 there are six primary facilities and two ancillary.

#### **Cedar Lodge Apartments, 1986**

There are 82 apartments, one and two bedroom, for independent senior living. The average number of residents is 110.

#### **Health Care Center, 1986**

The 40 bed Center provides nursing home care primarily long-term. Rarely are there less than 40 residents.

#### **Therapy Center, 1994**

This unit provides "physical occupational and speech therapy on an in-patient and out-patient basis and also has regular programs for people with Parkinson's Disease." The Therapy Center provides services for about 300 Villagers per year.

#### **Greenwood Manor, 1996**

This facility is a major assisted living area providing help with dressing, bathing, housekeeping, laundry and the like. In addition other personal services such as reminding seniors to take medications. There are 35 apartments serving 30 residents. Special Needs Wing, 1997-98 (Funds raised)

This unit attached to Health Care Center is a locked facility, serving patients with brain disorders and dementia associated with aging persons who need special services and activities. The Special Needs Wing will open early in 2001.

#### **Duplexes 2000**

Good Samaritan developed plans for several duplexes. Construction of these duplexes began in 2000, two duplexes were finished and occupied. The third duplex will be completed 2001. When completed 12 residents will occupy this complex.

The ancillary facilities on the Good Samaritan Campus were not constructed by the Good Samaritan Society.

#### **St. Joseph's Clinic**

April 28, 1997, St. Joseph's Regional Health Center, Hot Springs, opened a clinic which was operated by the Hot Springs Medical Group. In July 2000, St. Joseph's took over operation of the clinic, called it Mercy Medical Clinic, and staffed it with three full-time physicians.

#### **Odd's Haven**

In April, 2000 Levi Hospital, Hot Springs in cooperation with Good Samaritan, began operation of an adult day care center called "Odd's Haven".

The former Benton State Bank building was donated by CCI to Good Samaritan in 1998, it was renovated in 1999, opened in 2000. Odd's Haven provides adult day care for people in the community. (See Banks, CH 11)

Katheryn Pipho, Administrator and Tim Hutson, Director Resource Development, Good Samaritan Campus provided most of the background data on Good Samaritan Campus which employees more than 100 people and has a value of \$17,000,000.

#### **GOOD SAMARITAN COMMUNITY SERVICES**

Good Samaritan provides many community services, but two are formally organized and operated.

#### **Village Home Meals, Inc.**

Village Home Meals was incorporated in 1993 by four incorporators:

Edeth Hawk

Katheryn Pipho

Hal Potter

Charles Blackard

Soon thereafter the organization (Corporation) received a 501 (C)3 status from the Internal Revenue Service.

The goal of Village Home Meals was to provide food for residents of the Village who were, in a sense, "shut-ins". Persons who could or wouldn't drive to shop or go to restaurant, who were unable to fix meals or who for one reason or another were not receiving adequate good quality food.

One hot meal is delivered at noon Monday through Friday to a person's residence. Many volunteers use their own vehicle to deliver the food. There is a small service fee, \$3.00 in the year 2000, charged to those who can afford to pay. For those persons who cannot afford to pay, Good Samaritan underwrites the cost. (Personal communication Edeth Hawk and Katheryn Pipho).

The number of meals delivered from 1992 through 2000 was 32,359, an average of about 3,600 meals per year, all delivered by volunteers.

#### **Transportation Service**

In the latter part of 1997 the Arkansas Department of Transportation provided a bus and a van for Good Samaritan to start a transportation service for the residents of Good Samaritan facilities. St. Joseph's Regional Medical Center donated a car and a van to support the transportation services program.

Volunteers drive the vehicles transporting people to entertainment programs in the Village or Hot Springs or for shopping, dental, doctor and other appointments.

The vans are equipped to accommodate wheelchairs.

#### **GOOD SAMARITAN ORGANIZATION**

Good Samaritan Campus is a large organization that requires a good structure to provide a good function.

#### **Administration**

Jonothan Conrad was the first Administrator. He came to the Village in January 1986, serving Good Samaritan and participating in Village affairs until April 30, 1991.

Katheryn Pipho became the second and only other Administrator of Good Samaritan on May 1, 1991, a position she holds to this date.

The LaVilla News, (May 29, 1991, Vol. 22, No. 22) reported Katheryn Pipho's coming to Hot Springs Village.

"Good Samaritan Cedar Lodge new Administrator, Katheryn Pipho, moved to the Village on Mother's Day, May 12, and with great enthusiasm for her new position started work May 13."

The article went on to say that Ms. Pipho "left two daughters behind in Arizona" where she had been with a Good Samaritan facility in Sun City.

Prior to becoming an administrator Katheryn Pipho was an English teacher. She said "I went back to school to study gerontology, and the study of aging lead me into the nursing field."

Obviously the studies in the health field formed a path into administration in the health field and Good Samaritan So

The Evangelical Lutheran Good Samaritan Society, the "parent" of Good Samaritan Campus has Regional Directors. The Administrator of Good Samaritan Campus, Katheryn Pipho, reports to the Society via a Regional Director.

#### **FUTURE PLANS**

The Good Samaritan Campus is very likely to grow, providing additional health services.

The plan to take over the management of "Simply Kids" in the near future will probably lead to a "Simply Kids" special facility on the Campus. (See CH. 11, Simply Kids).

Preliminary planning is underway to form a "Good Sam Auxiliary Guild", which will likely come to fruition in a year or two.

#### **CH. 13 HEALTH AND MEDICAL SERVICES AND FACILITIES**

The early residents of Hot Springs Village were concerned that medical services were minimal and there was no ambulance service nearer than Hot Springs.

In 1977, Al Klein, General Manager, convened several residents to talk about Ambulance Service.

On December 1, 1977 "an ad hoc Ambulance Committee met at 3:30 p.m. in the Conference Room of the General Office. Those present were Al Klein, Dave Hoey, Clare Lyngen, Joe Kipp, Joe Kennedy and Dr. John Hoffman." This group decided to increase its membership with persons from surrounding communities.

Apparently the Ambulance Committee members were unsuccessful in enlarging its membership, since no mention is made of this group in 1978. No minutes of the Ambulance Committee were found in the 1978 records.

#### **MEDICAL SERVICES**

There were no medical buildings or limited space in other buildings to house medical doctors and/or laboratory facilities in the 1970's.

At the November 22, 1978 meeting of the Board of Directors "The Board was brought up to date on proposed medical services for the Village by Al Klein who has been in contact with staff of St. Joseph Hospital. He advised that the move to the new Finance and Administration Building would provide the needed space at the Fire Station for set up of a medical service."

The Finance and Administration Building, which is the current POA Administration Building, was occupied in 1979 by the Administrative staff that had been housed in the Fire/Security Building in Calella which was first occupied in 1973.

According to the minutes of the Board of Directors meeting, January 16, 1980, Dr. Paul Wise had been recruited for full-time practice in the Village. The minutes went on to report that "Mr. Heggem asked for the Board's approval of the cost of renovating 1,100 square feet of the Fire Station Building for a medical clinic for Dr. W. Paul Wise."

In addition the Board decided to give further financial Assistance. It was "Resolved that the P.O.A. advance a portion of the furnishings and equipment for Dr. Wise' office, this amount not to exceed \$3,500 interest free with pay back to commence no later than 1-1-81 at the rate of \$300 per month, upon motion made by Earl Young, seconded by Howard Heggem and unanimously approved."

The search continued for medical doctors and space in the Village to accommodate medical facilities. CCI was constructing Cordoba Center in 1982 and the Health and Medical Services Committee was working with CCI seeking construction of a medical services building.

Dr. Lang began her practice in Village in mid-1980's and leased the space in the Fire/Security Building that had previously been occupied by Dr. Wise.

At the Jan. 23, 1982 meeting of the Board of Directors the Health and Medical Committee said that "It was also the committee's feeling that 1,600 sq. ft. should be provided for Dr. Patricia Lang, Internist, 1200 sq. ft. for a family practice physician and 1000 sq. ft. for the X-ray and blood sample processing laboratory. The Chairman mentioned that Bob Bachmeyer a Village resident now a consultant and for many years a hospital administrator in various major hospitals in the country, had reviewed and approved the office arrangements."

In February 1982 a plan for medical services space evolved.

"Al Klein next reviewed the proposal by CCI for accommodating a medical facility (2 doctor's offices) in the Cordoba Center through a lease agreement between POA and a sub-lease to the doctor's."

Dr. Lang leased from the POA one of the medical offices in Cordoba Center and Dr. Karen Harsh leased the other in mid-1984.

### **Medical Services and Facilities 1985**

By 1985 medical services and facilities were becoming more available. The September/October, 1985, Village News reported that

"In the past several months, three new medical offices have opened to serve Village residents. The new offices, all located at Carmona Center, include an office of internal medicine, a dental clinic, and an eye clinic."

Excerpts from this article provide more detail

"April – Stephan L. Bodeman, M.D., Michael C. Bodeman, M.D., John W. Sorrels, M.D. open offices complete with laboratory facilities in Suite 1.

February – Drs. Graham Holt and Scott Sellers opened Village Eye Clinic, Suite 4.

June 24 – Dr. Wayne Neaville and Dr. Thomas Larkin opened Village Dental Clinic, Suite 10. The article continued by reviewing health services that already existed in the Village".

"These new offices supplement the practices already established in Hot Springs Village; Dr. Patricia Lang, Internist, Dr. Karen Harsh, Doctor of Osteopathy, and Rick Northen, D.D.S., all have offices in Cordoba Center; Kurt Larson, Chiropractic Physician, has an office at Coronado Center."

### **Ken Seifert, MD**

Dr. Seifert was the first practicing physician in Hot Springs Village, beginning in 1974. He still resides in the Village where he is very active in affairs of the Village, but no longer practices medicine.

According to the Village News Nov./Dec. 1985

"Dr. Kenneth Seifert moved to HSV in 1974 after practicing medicine in Milwaukee, Wisconsin, for 29 years. Dr. Water Shriner joined Dr. Seifert in 1981, following 35 years of practice in Springfield, Illinois. Both doctors came to HSV to escape the long, cold winters of the north."

"Drs. Seifert and Shriner shared office space in DeSoto Center until June 1984, when, in need of more room, they moved across Highway 7 to Village Square."

### **Rick Northen, D.D.S.**

Dr. Northen was the first dentist to open an office in the Village. The minutes of the Health and Medical Services Committee, June 22, 1981, stated that "The young dentist, Rick Northen, who planned to open his practice here in the new Cordoba Center will be delayed in doing so until that Cooper Communities project is completed. In the meantime we understand that he will open his practice soon in the offices of Dr. Jim Fowler located at the Hot Springs airport."

Rick Northen moved to the Village in June 1981 and opened his first dental office in Cordoba Center in October 1982 and in June, 1995, opened the Plaza Carmona Dental Associates dental clinic in a building he constructed on land that he owns at the intersection of Carmona Road and DeSoto Blvd. (Personal Communication, Northen)

Rick Northen in the year 2000 continues his dental practice.

### **Jeffrey Fusilier, D.D.S.**

Jeffrey Fusilier, D.D.S., who began dental practice in 1985 in Cordoba Center, purchased land and constructed his own dental offices on DeSoto Blvd., east of Carmona Road. Drs. Fusilier and Northen are the only dentists to have purchased land from CCI and constructed their own facilities.

### **Dr. Gary Butler, Pharmacist**

Gary Butler, Pharmacist, while living in Hot Springs, opened the first pharmacy in 1997 in DeSoto Center. He moved into the Village in 1976 and continued to operate the drug store (pharmacy) in DeSoto Center. In September 1982, he opened Health Mart, No. 1 in Cordoba Center and Health Mart No. 2 in Ponderosa Center in 1991. Gary Butler, the only practicing pharmacist in the Village, continues in the year 2000 to operate both Health Marts No. 1 and No. 2.

As this history is written there are many health service offices in the Village. In the various commercial centers constructed by Cooper Communities, Inc. (See Commercial Centers, CH. 2), there are medical, dental and other health services offices.

### **DESOTO NURSING ASSOCIATES AND LOAN CLOSET**

Edeth Hawk describes the founding, early history and evolution of the DeSoto Nursing Associates and its efforts to establish the Loan Closet.

### **DeSoto Nursing Associates**

"The early history of DeSoto Nursing Associates might be called "Uncle Tom's Cabin". Like Topsy "It just grew" and like Eliza trying to escape from Simon Legree, its existence was very precarious until the Loan Closet building opened. If we had even a

quorum of our 11 or 12 members at a meeting, it was considered a success. Somehow, though, every time its demise seemed certain, someone would appear to revive it with money or guidance.

In 1979 Joe Kennedy, President of the first HSV AARP Chapter, realized the need for people to provide home health care in the Village. With the help of Harriet Bishop, Eleanor Stewart at Quapaw Vo-Tech in Hot Springs, agreed to conduct a course called "Nursing Aide Theory and Lab". Harriet recruited eleven Villagers who, with three other area residents, met the required minimum enrollment. Most of these earned certificates for that course as well as First Aid and CPR taught by a class member, Betty Stigall an instructor for the American Red Cross.

The HSV POA, through the efforts of the newly formed Health and Medical Services Committee chaired by Howard Heggem, advanced tuition for the Village students in time for the September term. Later Harriet solicited local groups for donations and repaid the POA.

When it was discovered that no non-licensed health care worker could obtain medical liability insurance, Jim Adams of the Health and Medical Committee found that members of a non-profit group could be insured. Five members of the class plus five other Villagers met on March 10, 1980 to discuss organizing such an entity. With the support of Jim Adams and Howard Heggem, Sue Hermesdorf, JoAnn Mashburn and Edeth Hawk wrote a proposed constitution and bylaws and suggested the name DeSoto Nursing Associate's.

On April 14, the same group met in the home of Sue Hermesdorf to officially organize, adopt the proposed constitution and bylaws, approve the name of Desoto Nursing Associates and elect Edeth Hawk, President, Stella Wallin Vice President, Jo Ann Mashburn, Secretary and Rosemary Helms, Treasurer. It was at this initial meeting that health care in the Village began through education and projects. Membership consisted of both men and women in the medical field and interested lay people. It was agreed that there would be two types of membership: those who worked paid \$12.00 annual dues and were covered by the insurance as Active Members while non-working Associate members paid only \$6.00.

The insurance premium for one year was \$364.00 and again the POA advanced the money. It was repaid through donations and fund raising activities by the original 11 members and others who joined during 1980: bake sales, a fish pone and a white elephant sale, etc.

At the April meeting a guest, Dr. Seifert, offered his DeSoto Center office for our meetings. We met there evenings until 1983 when the Edward D. Jones Company office moved to DeSoto Center and that became the base until the present Loan Closet.

Since the goal was to promote good health care and education in the Village, projects soon started. Publicity, a prime need, was at first achieved by speaking at HSV organization meetings. At one of these a Texas visitor's suggestion that we conduct a monthly blood pressure clinic resulted in the first one being held in October 1980 at the DeSoto branch of ABT. Soon, ABT and what is now Nations Bank were both needed until even these became overcrowded and the Village United Methodist Church was utilized for clinics.

By the end of our first year, it was obvious that more workers were needed and a member, Shirley Grey, was commissioned to write a manual that we could use to train others. She combined parts of our Quapaw Vo-Tech textbook, the Red Cross Home Nursing manual and books from her own RN courses to produce an excellent guide which we used for our Home Health classes for both men and women. These classes were taught once or twice a year by volunteer Registered Nurses, Physical Therapists and Dieticians for several years.

Meanwhile Villagers, Ted and Peg Hunter, offered a hospital bed to be kept in the POA building downstairs storage area. Many smaller donated medical items were stored in homes until Jack Harness of the Health and Medical Committee persuaded the POA to add a small room onto their plans for a new Village maintenance building behind the Police Station on Calella Road for our use. This provided full time accessibility but was poorly lighted and very damp. Since this project had become an ongoing one, Cay Hall, a former member, suggested the name of The Loan Closet.

On October 8, 1986, a fund raising effort to build a facility to house the home health care equipment to be made available free of charge to Villagers by the DNA. Lola Fellows and Edeth Hawk were appointed co-chairman of the Loan Closet Committee Drive. Cooper Communities, Inc. agreed to donate the land needed for the project. It was hoped other companies, organizations and individuals would be equally generous with tax deductible donations of money, material and services needed to build the facility. The utilitarian, 1600 square foot building was planned to be located opposite the Public Safety Building parking lot behind the Village Food Mart. It would include monthly clinics, classes in home nursing, cardiopulmonary resuscitation, first aid, and the much needed storage space for crutches, commodes, beds and bedside articles for the invalid.

Donations came from Villagers, clubs and many businesses, both in and outside the Village. Construction began in March, 1987. Many contractors donated labor and materials. The open house for the building was June 22, 1987.

A Red Cross Blood Drive was sponsored by the DNA in October, 1987 and April, 1988. The St. Vincent's mobile mammogram unit came to the Village in December, 1987.

Medicare counseling began at the Loan Closet in April 1988.

Cholesterol testing began in May of 1988 and continues twice yearly. A "stop smoking" clinic was started in August of 1989 and continues twice a year.

The Better Breathers Club and the Health and Medical Services Committee meet at the Loan Closet monthly.

As of 1989 the DNA sponsors the Senior Companion Program and the Lifetime Response System.

They are here to serve the Village. Those who need help, whether it be medical equipment, a nurse, an aide, or health classes, should call the DNA at 922-2999, or come to 18 DeSoto Center."

### **Loan Closet**

The Board of Directors was involved in discussion with CCI and the DeSoto Nursing Associates from 1984 until construction of the Loan Closet.

The minutes of the Health and Medical Services Committee, November 11, 1986 reported that "Lola Fellows described the need to enlarge the space of the DeSoto Nursing Associates loan closet. She is considering the space between the present loan closet and the Police headquarters. Al Klein will be asked to obtain cost figures for this construction. This committee approved the project. Lola Fellows and Edeth Hawk will follow through and report back to this committee."

On December 17, 1986 Edeth Hawk appeared before the Board of Directors to ask for special assistance which had been outlined in a letter to President Dan Mabee.

There were six rather specific requests: "Grant an easement allowing all who use the new facilities ingress and egress through the police parking area (behind Foster's convenience store on Calella).

A waiver of ACC building fees and permits (est. at \$320) 1,600 sq. ft.

A waiver of POA monthly utility user fees for water, (est. - \$5); sewer (est. \$6) and sanitation (est. \$15) for 1 cu. yd.

POA payment of the monthly electric bill (est. \$800,000/yr.)

Construction cost to run the water line from the meter to the building (est. \$200) and the construction cost to run the sewer line to the building (est. \$300), if not covered by the plumbing contractor."

Mrs. Hawk further stated "that \$17,000 had been raised and that contributions were tax deductible."

Discussion at the Board meeting concerned its maintaining a building on someone else's land, but the Board reached an agreement.

"It was the consensus of the Board that they supported the request by the DeSoto Nursing Associates in concept relative to the waiver of fees and that it is a matter of working out the legalities."

Even though the Board members had reached a consensus, Don Schnipper, legal counsel, reported to the Board at its meeting, January 28, 1987 "Mr. Schnipper stated the two legal considerations for the POA to consider were dissolution (giving to a 501 (C)3 organization) and concern about the control of the building. If POA doesn't own it, they can't control it."

Apparently the DeSoto Nursing Associates and the POA Board of Directors resolved the legal issues, if in fact there were any, and the project went forward.

Cooper Consultants had surveyed the land in Commercial Reserve Property area. (Legal description, October 21, 1986). The amount of land according to the Plot Plan prepared by Cooper Consultants was "0.065 acres more or less."

The ACC approved a commercial permit submitted by contractor Harold F. Alford to construct a building 1,600 sq. ft. of heated area. (ACC Permit Jan. 30, 1987) It was a makeshift permit to accommodate the participants and situation at the time. The plot plan indicated a structure of 32 ft. x 50 ft. but no other details were given.

The building was constructed as Edeth Hawk wrote, describing the DeSoto Nursing Associates and Loan Closet.

On July 24, Mrs. Hawk submitted to the ACC a sketch of a sign 4 ft by 2 ft.6 in. to be placed on the Loan Closet. On August 10, Ralph Creighton, ACC Administrator approved the requests.

The DeSoto Nursing Associates and Loan Closet continue in 2000 to contribute health services to the community all done by volunteers.

Edeth Hawk was the "driver behind the wheel" in establishment of the DeSoto Nursing Associates and the Loan Closet. She was tenacious and professionally persistent in writing propositions that the Board of Directors and Cooper Communities could not refuse.

Edeth Hawk remains active in affairs of the Village to this date.

## **VILLAGE AMBULANCE SERVICE**

When Hot Springs Village was first established, the only ambulance service available was from Hot Springs. This involved a waiting period of 20-30 minutes and travel time to the hospital of an additional 20-30 minute period.

### **Proposed Ambulance Service**

In July 1977, at the direction of the POA Board of Directors, General Manager Al Klein and Ambulance Service Committee members Howard H. Heggem, Fred S. Munroe and Joe C. Kipp were pursuing a proposed ambulance district with the Garland County Coroner and County Judge. An alternative proposal involved establishing a Trauma Center in Hot Springs Village. In September 1977 Circuit Judge Henry M. Britt directed the Administrator of Ouachita Memorial Hospital to work up details for a Trauma Center located at the Village. On September 20, Al Klein and other interested people of the Village met with Judge McCuen to discuss what steps could be taken to locate one of the Garland County Ambulance Commission units in the vicinity of the Village. Judge McCuen said he supported the proposal and would present it to the County Ambulance Commission before the end of September. The County Ambulance Commission declined to station an ambulance in the Village area and the Ambulance Committee sought other alternatives for providing service in the area.

### **Cedar Mountain Ambulance**

In July 1979, the Ambulance Service Committee advised the POA Board of Directors that an ambulance company had been incorporated, registered and chartered under the name of Cedar Mountain Ambulance, Inc. Contributions had been received of \$15,000 from the POA and a total of \$10,025 from the Breakfast and Evening Lions Clubs and Women's Club. These contributions enabled CMAI to apply for a State matching grant of \$10,000. (POA Board July 25, 1979)

On September 26, 1979, the POA Board and CMAI initiated a cooperative working relationship regarding purchasing equipment, providing storage facilities and providing service to POA employees. Annual ambulance service for POA employees was proposed for \$24.00 and individual property owner households at the rate of \$30.00 per year.

The first vehicle operated by CMAI was a station wagon equipped with first aid items. (Personal communication, Dick Gamble, Pres. CMAI) An agreement was worked out with Hot Springs hospitals whereby the first aid wagon would meet the ambulance from Hot Springs at a designated halfway point. In April 1980, CMAI's first ambulance was put into use. This unit was manned by Village firemen who had received 152 hours of special training as Emergency Medical Technicians. It was located at the Police and Fire Station on Calella Road.

A schedule of charges was approved relative to POA providing dispatching service and rental charges for CMAI equipment. In November 1982, POA expanded the Police and Fire Station at a cost of \$28,000 to provide an extra bay for CMAI to lease for housing a second ambulance. The second ambulance was purchased by CMAI in early 1983.

In 1990, St. Joseph Hospital announced plans to move from Central Avenue and Whittington, where the Math and Science School is now located, to a location which made the ambulance trip from the Village considerably longer. There had been some pressure building to have Village ambulances manned by paramedics rather than EMT's. The announced move of St. Joseph's increased pressure for paramedics.

The paramedic program was initiated in 1991.

"In July, 1991, Cedar Mountain Ambulance, Inc. (CMAI) and St. Joseph Regional Health Center entered into a cooperative effort and signed a one year contract with options to provide Advanced Life Support/Paramedic service to the residents of Hot Springs Village on a 24-hour, 365 days/year basis. Under the terms of this agreement, St. Joseph's Lifemobile EMS will lease Paramedics to CMAI." (Village News Vol. XIV, Nov.1991)

The POA EMT's were sent to schools for a one year training course to become certified as paramedics. Upon their certification, they took over the "leased" paramedics from St. Joseph's Regional Health Center.

"In 1992-93 the CMAI board began to look into having an outside ambulance service provider handle the ambulance service in the Village. CMAI would then become a bulk purchaser of memberships and oversee the service provided. In 1993 CMAI negotiated with St. Joseph's Regional Health Center's Lifemobile service to take over the ambulance service in the Village.

In April 1994 CMAI members voted to approve the agreement with Lifemobile.

#### Lifemobile and CMAI

On May, 1994, Lifemobile took over the ambulance service in the Village. (Personal communication, Dick Gamble)

CMAI now acts as a bulk purchaser of memberships from Lifemobile. CMAI conducts membership drives and information campaigns to keep membership levels up in order to assure continuing excellent ambulance service to Village families. Through these efforts membership costs has continued to come down and is now only \$20.00 per year per household. Of that \$20.00, \$18.00 goes to Lifemobile and \$2.00 is retained by CMAI to cover expenses.

It is the responsibility of CMAI to provide oversight on behalf of its membership to assure quality service. This is the primary concern of the several volunteer directors, who are elected.

"Operating statistics are: Every ambulance response in excess of eight minutes requires an explanation from Lifemobile management (The national average response time is eight minutes). Lifemobile response time in the Village is six minutes). CMAI's Emergency Management Services committee meets quarterly with executive management of St. Joseph's Regional Health Center and Lifemobile to review and take action on matters of concern.

CMAI also retains the legal right to either supplement the current ambulance service or resume its previously provided ambulance service in the event the current provider fails to meet our quality expectations."

CMAI manages more than \$400,000 in investment assets to fund the potential need for ambulances, staff and other resources.

As of 2000, there are three ambulances stationed in the Village. One unit is located at the CMAI office at 114 Los Lagos. The second is at the Cortez Fire Station. Number three is at the Balboa Fire Station. Each station has an area of primary coverage, however, each unit backs up the others. If two units are called into service at the same time an ambulance is immediately dispatched from Hot Springs to be stationed near the Front Gate until at least two of our ambulances return to the Village. (See CH. 6 Public Safety)

The ambulances and paramedics assigned to the Village are very highly trained ALS units. They are in fact, the only units in the State of Arkansas authorized to administer Retavase. Retavase is a new drug designed to eliminate blood clots for qualified heart attack victims.

#### **CMAI and Village Fire Department**

CMAI also provides other activities aimed at enhancing emergency care for Village residents. CMAI learned the HSV Fire Department was unable to extract a victim from a large recreational vehicle because their jaws of life were not powerful enough to pry open the modern day recreational vehicles and the victim remained in the vehicle for more than two hours while equipment was brought in from Little Rock. CMAI consulted with the Village Fire Department to determine their needs and then purchased \$8,400 worth of extraction equipment including related lifting gear, all of which was donated to the HSV Fire Department. The Village Rescue Units now have some of the best equipment of this kind found in the State of Arkansas.

#### **Ambulance Service on Golf Courses**

One of the problems faced by the ambulance service in the Village has been locating and finding access to golfers who experience heart problems, injury or other health problems while on one of the Village golf courses.

Within the last year CMAI has developed golf course emergency access procedures and maps to facilitate communications between ambulance crews, 9-1-1 dispatchers and golf course personnel. These procedures and maps aid the LIFEMOBILE crews to enter golf courses at the most advantageous entry points, locate victims in the minimum amount of time and finally to exit the course.

#### **ST. JOSEPH'S REGIONAL HEALTH CENTER**

St. Joseph's Regional Health Center, Hot Springs, purchased five acres of land from Cooper Communities in 1992 on DeSoto Blvd. east of Carmona Rd. (See CH. 2 Privately Owned Commercial Property)

A wing of the clinic was designed by the Bodemann's who had been located at Cordoba Center and constructed for them at the same time the other components of the clinic were constructed. Hence Bodemanns own a wing of the building and St. Joseph's Regional Health Center owns the major portion.

The LaVilla News July/August, 1993 reported "Construction is proceeding on the future home of St. Joseph's Village Medical Clinic at Carmona Road and DeSoto Boulevard. The clinic is located on four acres of land.

Scheduled to open in November, the new 13,000-square foot facility is designed for expansion to meet future growth of the area. St. Joseph's will relocate its existing Village Diagnostic Center to the new site, and diagnostic laboratories, and x-ray will continue to be available."

The article went on to mention some of the services to be available at the clinic "There are plans to offer mammography and CT services, as well.

St. Joseph's Cardiac Rehabilitation will also relocate its services, and offer stress testing on site. The facility will also offer two ophthalmology and two physical medicine rooms."

Some of St. Joseph's services had been housed previously in Cordoba Center.

#### **Bodemann's Internal Medicine Services**

As mentioned earlier in this chapter the Bodemann doctors had been providing services from offices in Carmona Center. According to Randy Fale, St. Josephs constructed a wing of the Carmona Road clinic for the Bodemann's. The LaVilla News article stated: The new facility will also house Village Internal Medicine, now located at One Carmona Center, as well as space for additional physician's offices. Village Internal Medicine, which offers full-service internal medicine, will provide Village residents with five-day-a-week coverage from their physicians: Doctors Diane, Michael, Steve and Don Bodemann, Dr. John Sorrels, and Dr. Andrew Grose."

The Village Internal Medicine offices opened in St. Joseph's Mercy Clinic in the fall 1993.

In 2000 Doctors Bodemann and Sorrels continue to operate the Internal Medicine Service in the medical clinic at Carmona Road and DeSoto Blvd.

#### **St. Joseph's Mercy Medical Clinic**

The St. Joseph's Mercy Medical Clinic is located on the Good Samaritan Campus (See CH. 12) This is one of the cooperative health service arrangements that Good Samaritan has established.

St. Joseph's Regional Health Center, Hot Springs, constructed this clinic in 1997. There are future plans to enlarge this clinic and offer a wider range of health services.

### **CEDAR VALE FUNERAL HOME AND CEMETERY**

#### **Cemetery Project**

It seemed appropriate to conclude this Chapter in Health and Medical Services with the history of Cedarvale Cemetery and Funeral Home.

One of the many areas of interest of the Health and Medical Services Committee was cemetery services. The minutes, July 21, 1981 reported on the "Cemetery Project".

"The Chairman reported his conversation with John Cooper, Jr. during his meeting July 14, 1981 at the C.C.I. office in Bentonville. Among other things discussed were the Cemetery projects at Bella Vista and Cherokee Village. Howard Jennings stated he had been doing some preliminary work on this project. Also a Jennings' trip to Cherokee Village to study the method they employed in establishing their cemetery was authorized."

The Cemetery Project was discussed repeatedly by the members of the Health and Medical Services Committee for two or three years. Finally in 1984, the item was no longer considered, according to the June 14, 1984 minutes.

"Howard Jennings gave a report on the status of the cemetery project. After some discussion it was moved and passed that the cemetery project no longer be considered an active project since this responsibility may be assumed by Cooper Communities, Inc."

#### **Cemetery Property**

Land for the cemetery and funeral home was deeded by CCI to "Selected Financial Properties, Inc." on July 20, 1987, under the signature of Neff Basore, President and W. Gary Kennar, Secretary.

The Warranty Deed stated "That COOPER COMMUNITIES, INC., a corporation organized under and by virtue of the laws of the State of Delaware, by its President and Secretary, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars (\$10.00) in hand paid by SELECTED FINANCIAL PROPERTIES, INC., an Arkansas Corporation, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said SELECTED FINANCIAL PROPERTIES, INC., and unto its successors and assigns, forever, the following lands lying in the County of Saline, State of Arkansas, to wit . . ."

The Warranty Deed included lands of Phase I, and Phase II of Cedarvale Cemetery. Phase I contained about 5 acres as shown on the Plat dated October 15, 1985 and Phase II about 18 acres as on the Plat dated July 1, 1987.

#### **Crypt Mausoleums**

Construction of "Crypt Mausoleums" in clusters of 24 units was begun in 1988. According to the records in the Architectural Control office of the POA, permits to construct crypts were issued to "Selected Financial Properties, Inc." dba Cedarvale Cemetery.

More crypts will be constructed in the near future, according to Ron Black, Manager of Properties of the Corporation.

#### **Funeral Home**

Cedar Vale Funeral Home was built in 1988-89 by Selected Financial Service Corporation, Hot Springs. Ground breaking was on October 31, 1988 and formal dedication and open house on Saturday, June 10, 1989. (Personal Communication Clarissa Stamps, V.P. Corporate Operations)

The funeral home is located on two acres of land adjoining Cedar Vale Cemetery and will include a parking lot for 75 cars." (Sentinel Record, Nov. 7, 1989)

In the mid 1980's the land was deeded to Selected Financial Properties, Inc. In 2000 the name is Selected Financial Services Corporation.

#### **Selected Financial Service Corporation**

Clarissa Stamps, Vice President, Corporate Operations, Selected Financial Service Corporation described the Corporation as "a privately owned company based in Hot Springs, Arkansas, operating six funeral homes and nine cemeteries. The owners - - - are all Arkansas businessmen who own and operate funeral homes." (Personal Communication)

#### **HISTORY OF HOT SPRINGS VILLAGE BEYOND 2000**

##### **2001 SUMMARY**

##### **HEALTH FAIR**

The Property Owners' Association organized an annual Health Fair for Village residents. The Health Fair held by the POA in 2001 drew over 40 vendors and 300 participants.

##### **2002 SUMMARY**

##### **HEALTH FAIR**

The annual Health Fair sponsored by the Property Owners' Association was attended by over 60 vendors and 400 participants.

##### **2003 SUMMARY**

##### **HEALTH FAIR**

The annual Health Fair sponsored by the Property Owners' Association was attended by over 64 vendors and 450 participants.

##### **2004 SUMMARY**

##### **HEALTH FAIR**

The annual Health Fair sponsored by the Property Owners' Association was attended by over 65 vendors and 550 participants. KVRE and the Hot Springs Village Voice also sponsored the event which featured a Western Theme.

#### **CH. 14 VILLAGE CULTURAL ORGANIZATIONS AND EVENTS**

##### **INTRODUCTION**

Interest in cultural organizations and events is pervasive in the Village. Many property owners actively participate in the production of cultural programs and attendance is high at cultural performances.

Even though there are many organizations that contribute to the cultural climate in the Village, the Writing Team selected only a few for inclusion in the history, presenting a sampling of the many organizations and events that are important in the life of the Village.

##### **HOT SPRINGS VILLAGE CONCERT ASSOCIATION**

##### **Founding of HSV Community Concert Association**

Following the dedication of Ponce de Leon Center on September 15, 1991, a high level of interest was expressed in obtaining a variety of quality entertainment on a continuing basis for the Woodlands Auditorium. Meetings were held which resulted in the formation of the Hot Springs Village Community Concert Association.

On Jan. 15, 1992, it was proposed that the Hot Springs Village Organization affiliate with Community Concerts, a subsidiary of Columbus Artists Management, Inc. This resulted in the formation of the Hot Springs Village Community Concert Association, financially supported by a membership audience whose annual dues provide the funds to underwrite each season before it starts. The new association would be a volunteer organization; all officers and members would serve without pay.

Excerpts from the minutes show the evolution of the HSV Concert Association from the HSV Community Concert Association.

##### **Programs and Membership**

It was recommended the new association schedule four concerts per year, two autumn and two spring events. Annual memberships would be sold at \$50.00. Anticipating an 80% membership enrollment of the 654 maximum seating capacity of Woodlands Auditorium, \$26,150 would be raised. Membership campaign and operating expenses were estimated to total \$4,910 leaving \$21,240 for artists budget. In addition to general membership, other income such as patron contributions was planned to enhance the artists budget.

Barbara Mills organized a membership promotional dinner for Sunday, March 22, 1992 at the DeSoto Club. Interest in the Concert Series was high, 647 memberships were sold and 21 signed up on a waiting list by April 13. Nancy McClure agreed to develop a drive to solicit patron contributions and \$7,320 was subsequently raised to supplement the artists budget.

With adequate funds assured, the 1992-93 concerts were scheduled. They were: Toccatas and Flourishes on October 22, 1992; The Shanghai Acrobats & Dance Theatre on December 4, 1992; A Night at Eddie Condons on Jan. 26, 1993; and John Raitt on March 3, 1993.

##### **1993-1994 Season**

On April 13, 1992, a committee of Ruth Howie, Ted Andrews and Alice English was appointed by President Byrd to develop a Constitution and Bylaws.

On October, 1992, the Board selected the concerts for the Fall of '93 and Spring of '94 season. The membership drive for the 1993-94 season was to begin on March 14, 1993. Treasurer Ed Swanson submitted a financial report with estimated receipts and expenses for the 1993-1994 season. The Board of Directors agreed a fifth concert should be scheduled for the 1993-1994 season without increasing the annual membership fee of \$50.00. It was also decided that the Board of Directors' terms would be staggered for one, two and three years and would be effective at the annual membership meetings held annually in January.

The Spring of 1993 membership drive oversold the 654 seat capacity of Woodlands by 19 memberships, plus 128 names on the waiting list. The drive resulted in a membership renewal rate of 88.8%. Patron contributions amounted to \$8,075 with 93% of membership participation. Karen Lauck discussed the feasibility of having two concert series. The Board considered it would be financially risky and two one-half houses might result. No further action was taken on the matter.

In December 1993, Membership Chairman Fred Mills suggested a small committee be appointed to study the feasibility of selecting our own concert programs through groups other than Community Concerts. No action was taken by the Board.

On Feb. 21, 1994, Marilu Grose agreed to manage a ticket exchange program which allowed members to make their unused concert tickets available to non-members.

In April 1994, the membership waiting list had 248 names awaiting memberships. The renewal of memberships rate was so high few memberships became available each year. Consideration was again given to establishing a second concert series. This would accommodate people on the waiting list and new people moving into the Village. The feasibility of the second series would be studied for possible implementation for the 1995-96 concert season.

### **Series II Considered**

Membership Chairman Fred Mills, Alice English, Elizabeth Barry, Ruth Howie, Keith Brown and Verlee Walter were appointed to study the second series proposition. It was determined 600 memberships would be necessary to finance a second series. A survey established that 102 persons indicated an interest in a second series, 20 of whom were on the waiting list. The Board of Directors tabled the matter to a later date, July 25, 1994.

### **Karen Lauck: National Conference, 1994**

The Board of Directors agreed to send Karen Lauck to the first National Conference of the Community Concert Association on October 4-8, 1994 in New York City. This provided her the opportunity to preview up-coming attractions, meet the artists and make recommendations to the Board of Directors for scheduling future concerts. The results of this action were so successful that annual trips were scheduled for her in succeeding years.

The subject of a second concert series was re-visited by the Board of Directors on April 24, 1995. Another study committee was appointed consisting of Membership Chairman Fred Mills, Ted Andrews, Elizabeth Barry, Marilu Grose, Ginny Griffiths and Ed Powell.

On June 26, 1995, the committee reported 655 of the 680 members (96.3%) renewed their memberships and the remaining 25 memberships were assigned to persons at the head of the waiting list. As a result, 268 persons remained on the waiting list. Of the 655 renewals, 247 members (37.7% contributed to the Patron Program for a total of \$7,275 or approximately \$29.45 per member.

In addition, the committee proposed a membership promotion program consisting of letters to persons on the waiting list, news articles for both newspapers, radio interview, posters and TV coverage. The Board decided to proceed with a second concert series since 600 plus favorable responses for memberships were received as a result of the membership promotion program.

### **Series II Begins, 1995**

The results of the membership promotion program for Concert Series II were favorable, 680 indicated an interest in membership and 20 were on a wait list. With this level of interest, the Board directed the committee to proceed with the establishment of the 2<sup>nd</sup> concert series on August 28, 1995.

On October 6, 1995 President Byrd reported the second concert series was a "go" for the '96-'97 season since 595 memberships had been sold and 39 names were on the waiting list. By November 27, 1995, there were 681 Series I members and 654 Series II members.

A program was developed and operated by Marilu Grose which provided for the exchange of performance attendance by members of Series I and II.

### **Dissatisfaction with National Community Concert Association**

In early 1996, signs of minor dissatisfaction with the National Community Concert Association surfaced among Board members. Such conditions as inadequate concerts from which Village concerts could be selected and inadequate time being available for review and selection of concerts for upcoming seasons. The suggestion was made that HSV CCA discontinue its affiliation with the National Association and Karen Lauck be authorized to contact other concert management organizations which would expand the base from which Village concerts could be selected. Problems with the National Community Concert Association were endless.

Discussion continued on August 26, 1996 regarding the possibility of increasing our repertoire of concerts with other management companies.

### **Membership Dues**

The initial membership dues of \$50 established for the 1992-93 season had remained unchanged. Fees constituted 82% of the association income and patron contributions provided the remaining 18% required to operate the concert series. The cost of concerts increased each year. Board discussions continued regarding this financial problem.

Due to the fact that it was becoming harder to meet our budget and get quality concerts, there was a motion made by Ted Andrews that we raise the membership dues for the Village Community Concert Association to \$60.00 per person. It was seconded by Jim Hellmich and passed on March 2, 1998.

### **Ticket Exchange Program Ended**

At the Board meeting on April 27, 1998, Marilu Grose stated the ticket exchange program was no longer necessary. The Board approved her motion that it be discontinued.

President Elizabeth Barry appointed a committee of Membership Chairman Frank Leeming, John Citron and Walt McClelland to investigate the feasibility and financial impact of a Third Concert Series.

### **Series III Considered**

On October 25, 1999, membership reports showed Series I had 691 members; Series II had 695 members; 144 persons were on the waiting list; Patron donations in Series I totaled \$12,775 in 1999 which was a 12% increase over the previous year; Patron donations in Series II totaled \$9,530 for a 24.3% increase. Membership Chairman Frank Leeming suggested a promotional effort be made for Series III beginning in February 2000. The membership committee was expanded to include Frank Leeming, Bob Brandt, Roger Bresnahan, John Citron and Karen Lauck.

### **HSV Concert Association Established**

In May 2000, the National Community Concert Association became Trawick Artists Community Concerts (TACC). The Village Executive Committee and Karen Lauck recommended the Village Community Concert disassociate from TACC and begin booking their own shows through The Association of Performing Arts Presenters. Reasons given were revenue savings; local experience was adequate to select their own bookings; APAP offers a wider choice of acts/concerts/artists. The Board of Directors at its July 24, 2000 meeting voted to disassociate from the Trawick Artists Community Concerts. Karen Lauck was asked to notify Brenda Trawick of the HSV Concert Association decision, and was authorized to negotiate for events in the 2001-2002 concert season.

### **Series I, II and III: 2000**

On July 24, 2000 the results of the membership promotion indicated Series I had 687 members, Series II had 681 and Series III had 658 names on the waiting list. The 2000-2001 concert season included Series I, II, III with the first concert performances to be presented in each of the series on October 27, 28, 29, 2000.

### **Concert Series Programs**

The Hot Springs Village Community Concert Association and Hot Springs Village Concert Association present four or five programs for each series, each season from 1992 through 2000.

The titles of the programs, the artists names, dates of performances, and costs are shown in the table.

## **CRYSTAL CHIMES CHORUS**

### **Sweet Adelines, International**

Sweet Adelines, International, Tulsa, Oklahoma, published "50<sup>th</sup> Anniversary Commemorative Album" in 1995.

Sweet Adelines International was formed in 1945 in Tulsa, Oklahoma, and remains there in 2000. It is described as a worldwide organization of women singers committed to advancing the musical art form of barbershop harmony through education and performance. Choruses located in cities throughout the world are known as "CHAPTERS, and the Crystal Chimes Chorus in Hot Springs Village is the local chapter.

### **Worldwide Regions of Sweet Adelines**

According to the "Sweet Adelines International 50<sup>th</sup> Anniversary Commemorative Album," 1995, the organization is worldwide and divided into Regions and Areas. "There are 26 Regions in the U.S. and Canada and six Areas outside of the U.S. and Canada:

In 1995 there were more than 600 chapters with nearly 30,000 members.

Crystal Chimes Chorus is in Region 25 that includes Oklahoma, Arkansas, northern portions of Louisiana and Texas and the southern end of Missouri.

### **Crystal Chimes Founding**

In 1987 fifteen Village ladies who had been singing with the Hot Springs Sweet Adelines chapter decided to form their own chapter in the Village. These founding members were Genny Williams, Dottie Reik, Beverly Powers, Jo McCoun, V. Henke, Eileen Woods, Janet Bain (Barber), Amber Maxwell, Lavon Trask (Carroll), Donnece Wiley, Dwanda Corazzin, Joann Trupiano, Dottie Kopitzke, Rita Loos and Mary Lee Willis. Four of the founding members remain in the chorus today. In April, 1988, the Crystal Chimes Chorus was officially chartered as a chapter of Sweet Adelines, International.

### **Annual Activities**

Each year each Region and Area of Sweet Adelines, International sponsors a singing competition among member choruses and quartets. The choruses and quartets are judged according to a variety of skills, and the event is quite competitive. The Crystal Chimes Chorus competes in this event each year. First place winners of the competitions then compete for International Championship.

In 1995, the chorus after a suggestion by Vera Liermann produced "Cocoa, Cookies and Carols" as a Christmas thank you to Villagers who support them throughout the year. Proceeds from this event provide funds for music scholarships to local students who desire to further their music education in college.

Each year the chorus produces a musical variety show with a different theme, and singers from other chapters are invited to perform.

### **Education**

Chorus members devote time and energy to perfecting their own singing skills by attending music camps and singing retreats throughout the year. They also go to local high schools to teach singing and harmony to both girls and boys, a very popular endeavor. Rehearsals

The Crystal Chimes meet every Tuesday at Woodlands Auditorium to rehearse. Any woman interested in singing barbership harmony is cordially invited. The Chorus presently has about 55 members.

Billie Jean Williams provided background material on the Crystal Chimes Chorus.

## **VILLAGE PLAYERS**

### **Organization**

In the Spring of 1978 a small group of Villagers who were interested in the theater and in staging theatrical productions met to form the Village Players. A board of directors was formed having Bob Reik, President, Jack Leterneau, Vice President, Jean Clow, Secretary. It was decided that a Spring and Fall production schedule would be followed.

### **First Play Production**

On October 21, 1978, the Players presented a three act variety show at Coronado Center called "An Evening with Ethel and Albert." Those participating in their first production were Dottie Reik, Amy Christopherson, Kay Phelps, Bruce Richards, Jean Clow, Paul Bewie, Jack Leterneau, Meddie Mallet, and Bob Reik. Admission was \$1.00 and popcorn was served.

### **Coronado Center**

In 1979, the Players under the guidance of Fred Mills and Max Butterfield, built a stage at Coronado Center. During the 1980's the Players presented a variety of comedies and mysteries. Comedies included "Squabbles", "'70 Girls '70", "Love, Sex and the IRS", "Sunshine Boys", and many more. Mysteries included "Talent for Murder", "Robinhood Caper", "Catch Me If You Can", and many more.

The Players also acted as a Village entertainment medium by doing dinner theater and readers theater productions upon request from clubs and organizations.

### **Woodlands**

In 1991, the Woodlands Auditorium opened and the Players moved their productions to that fine facility. The Players were now able to expand their venue to include larger musical productions such as "My Fair Lady", "Fiddler on the Roof" and "Auntie Mame".

### **Children's Theatre**

Also in the summer of 1992, the Players presented the first annual Children's Theater production. These plays cast children from ages 6-17, and many of the children are grandchildren of Village residents. The Children's Theater plays are written, produced and directed by Players members.

### **Contributions**

The Players over the years have contributed financially toward the growth of theater in the Village. The Village Players contributed more than \$80,000 in support of the purchase and installation of sound and light equipment and curtains in Coronado Center and Woodlands Auditorium.

### **Constitution, Bylaws, Incorporation**

In 1984, the Players enacted its constitution and bylaws and updated both in 1997 and 1999. On December 7, 1993, the Players incorporated as a non-profit organization. Those signing the incorporation papers were Pat Yeager, Marian Crowder, Ida Ferree, and Bob Reik.

### **Membership**

Membership in the Village Players fluctuates during the year and is at present 140 members. The Players meet on the first Thursday of each month in the Ouachita Building at Ponce de Leon Center. Annual dues are \$5.00. Membership is open to anyone interested.

## **HOT SPRINGS/VILLAGE SYMPHONY GUILD**

### **Introduction**

"In 1985, a group of Villagers led by Al Balden met at Balden's home and set up the first organization of the Guild. Present were Alice and Al Balden, Charles and Myra Newlin, Jim and Helen Hayes, Jim and Lorene Boyd, Fern Traugott, Peter Beck, and Bill Hawk. Al Balden agreed to be the first President and served in that capacity for three years.

The first annual meeting was held May 13, 1986. The first set of bylaws were approved and committee assignments took place. Dues were set at \$10.00. The Guild was incorporated on April 29, 1991. The members who signed the incorporation papers were Clay Farrar, John Horner, Lewis Leonetti, Gary Chesnutt, William Frazier, Marvin Park, Beverly Haskell and Maxine Wells." (Personal Communication, Al Balden)

The Guild has grown steadily and in the year 2000 had more than 1,800 members and was a major contributor of cultural programs and projects in the Village and surrounding area.

### **Mission**

The Guild Mission statement is printed in the Hot Springs/ Village Symphony Guild Yearbook, 2000-2001:

"To present and foster an appreciation of fine music in our community

To support and promote the Arkansas Symphony Orchestra (ASO)

To support and encourage music education for young people in the Hot Springs area"

### **Contributions to the Village/Community**

The Guild Yearbook, 2000-2001, listed its contributions:

"Donated \$10,000 acoustical shell to Woodlands Auditorium and a \$4,000 piano to the Balboa Club

Exploration of Music Series of four seminars led by Meastro David Itkin.  
 Seven Complimentary Concerts and a Dixieland Band at DeSoto Club before fireworks on July 4<sup>th</sup>  
 Two ASO concerts in Hot Springs and a Valentine Pops Concert by the ASO.”

### **Support of Music Education**

The Guild has, since its inception, supported music education. The 2000-2001 yearbook lists the activities that the Guild supports:

“Music scholarships for selected college students  
 Sponsoring students to Band and Choral camps  
 Money donations to enhance area elementary school music programs  
 Sponsoring an Opera Iowa mini concert in Hot Springs area schools  
 Local music student scholarship to Hot Springs Music Festival.”

In addition many Guild members serve as mentors to students in music programs in area schools.

### **Guild Activities**

The Guild sponsors a variety of activities both to serve the greater Village Community and to raise funds for the Guild. The

#### **Guild lists the following sponsored activities:**

“Harmony of Homes Tour – primary fundraiser utilizing over 200 volunteers  
 Christmas Open House at Diamante Country Club  
 Annual meeting at Woodlands Auditorium  
 Buses to ASO concerts in Little Rock  
 After concert dinners at the DeSoto Club  
 (Masterworks Sunday matinee and Valentine Pops)  
 Gala Ball at Arlington Hotel  
 Balboa Club Dinner Concerts”

In addition the Guild sponsors bus tours and cruises periodically.

### **Support of ASO**

The Guild engages in a variety of activities and programs, promoting support of the Arkansas Symphony Orchestra. Those described by the Guild in its yearbook 2000-2001 are:

“Money contribution from Guild to the ASO  
 Guild member contributions to the ASO  
 Guild member ticket purchases for the:  
 . Valentine Pops Concert  
 . Masterworks Series Concerts  
 . Pops Series Concerts  
 . Christmas Concert in Hot Springs  
 . Opus Ball  
 Arkansas Youth Orchestra contribution  
 ASO concert ticket sales promotion  
 Support of ASO Guild Designer House project  
 Sponsored three ASO concerts”

### **Summary**

Membership in the Hot Springs/Village Symphony Guild has continued to increase as have the contributions of the Guild to music camps scholarships, educational programs, and the Arkansas Symphony Orchestra as shown in the table.

	Membership	Education & Scholarships	Support of ASO
1990	315	\$3,400	\$2,500
1995	747	\$13,032	\$5,600
2000	1,802	\$30,500	\$21,250

Data provided by the Guild

### **FESTIVAL OF THE ARTS**

“Festival of the Arts grew out of a discussion between Admiral Jon Boyes and his neighbor Margaret May in the late summer of 1997. Boyes a Board member of the Village Community Foundation was searching for some event or project that would focus attention on the organization and expand its impact on the community. May was entranced by the wealth of talent found among the residents and suggested the Foundation sponsor an Arts Festival.” (Personal Communication, Margaret May).

#### **Festival of the Arts 1998**

The Board of Directors of the Village Community Foundation approved the concept and financial support for a week of special cultural events. The Foundation announced “its sponsorship of a Festival of the Arts, to be held in the Village April 30 – May 10” (POA Advocate Jan./Feb., 1998)

According to the Advocate article the “Gala opening of the Festival will occur in a dinner garden party, to be held in the Coronado Center auditorium. The garden show, including a display of paintings on themes of nature by local artists, will be open for viewing throughout the day following the evening of the garden party.

The setting will then shift to Woodlands, where in the foyer, local poets and authors will read selections from their works while listeners may also enjoy a cup of cappachino.

Later in that day, an audience at Woodlands will be treated to an unusual multimedia performance titled, "Four Seasons in Art and Song". In this program, Metropolitan opera singer Diane Silberte in sings works of classical music while the audience views on screen famous paintings on related themes, the relation of which is described throughout the program by a narrator."

During the Festival painters and photographers displayed their works both in Coronado and Ponce de Leon Centers. The Artmobile, program of the Arkansas Arts Council was open during the entire Festival.

The Village Players presented "Fiddler on the Roof" both at the beginning and ending of the Festival.

The 1998 Festival of the Arts was so well received and participation was so large the Village Community Foundation decided to sponsor Festivals in future years.

**Festival of the Arts, 1999**

The Village Community Foundation again sponsored the 1999 Festival of the Arts, April 27 to May 9, 1999, under the coordination of Ron Petti. Many Villagers and organizations contributed time, energy and expertise.

The opening party was "All That Jazz" at the Porte Cochere at Woodlands featuring the "Happy Tymes Jazz Band". Later in the evening the Arts Festival Ball, a formal party at Coronado Center, featured the famous "Nelson Riddle Orchestra". The following evening "My Fair Lady" was presented by the Village Players, and all five performances were sold out. Further events during the week featured the Village Big Band concert, "Arts in Music and Motion" by the Crystal Chimes. The Four Freshmen, nationally popular quartet, "Seasons in Song" with the Soprano Diane Silberstein, and "Idols of the King" presented by the Arkansas Repertory Theatre.

These events featured exhibits by various Village artists, dancing showcases with local line, square, and ballroom dancers, an exhibit of "Trains, Planes and Automobiles" sponsored by Edward Jones, and music by the Village Brass.

All the events were enthusiastically received by the public and plans for a Festival of the Arts in 2000 associated with the 30<sup>th</sup> Anniversary celebration were already in the planning stage.

**Festival of the Arts, 2000**

The 30<sup>th</sup> Anniversary Celebration and the Festival of the Arts, 2000 were combined into one large celebration from April 25 thru May 7, 2000. (See pg. 10, CH. 11)

The Village Community Foundation sponsored the opening event "Festival of the Arts Opening Party, "A Celebration in a Mountain of Greenery" in the Porte Cochere, Woodlands Auditorium.(30<sup>th</sup> Anniversary, Schedule of Events.)

During the week the Camera Club exhibited juried photographs and Brush Strokes displayed juried art works in the Woodlands Auditorium Lobby and showcase by writers and poets.

The Dukes of Dixieland performed in Woodlands Auditorium as did the "Ink Spots", both sponsored by the POA.

The Village Players presented "South Pacific", four evening performances and one matinee in Woodlands Auditorium.

**CH. 15 FOOD SERVICES**

The Property Owners' Association owns nearly all of the food service facilities in Hot Springs Village. There have been several attempts by individuals to own and operate a restaurant in one of the commercial centers, but only one has proven successful, operating from 1975 to this date.

**POA FOOD SERVICE FACILITIES**

The seven facilities offering food service in the Village consist of two clubs (country club-like) and five food services (grille-like) at six of the seven golf courses.

The POA food service facilities are shown in the table by name, date opened and seating capacity for meals:

Name	Date Opened	Total Seating Capacity
DeSoto Country Club	1972	340
19th Hole	1973	124
Wood N' Iron	1981	60
Casa Coronado	1985	28
Balboa Club	1988	308
Ponce Fairway Tavern	1992	44

**POA FOOD SERVICE COMMITTEES**

During the first decade of the Village's existence, the Parks and Recreation Committee had a broad range of responsibilities, including Food Services.

**House Committee**

On January 31, 1980 a House Committee was established. The Village Letter No. 10, March 1980 carried the announcement "House Committee Formed".

"In order to assist the Hot Springs Village Food and Beverage Manager, Bev Schuler, with his many responsibilities, the Board at the December meeting voted the establishment of a House Committee. From these applications received, the following residents were appointed: John Stewart, Chairman; Robert Pinkerton, Secretary; John Mason, Financial; Mrs. Skip Brainard, Women's Representative, Ex-officio members are Mr. A. J. Klein, General Manager, and Mrs. Beth Kempkes, Board Liaison."

The article continues by stating the responsibility of the House Committee.

“The areas of responsibility in this one POA department are many, and are growing as our population is growing. Civic organizations, community functions, and numerous private parties are served by the Food and Beverage Department, in addition to meals regularly served at the DeSoto Club and 19th Hole.”

The only POA food service from 1973 to 1981 was at the DeSoto “Country” Club and 19th Hole restaurant at the DeSoto Golf Course. There were several managers of the DeSoto Club during its first few years of operation. Residents complained about slow service, cold food being served and quality of food not in keeping with the costs. The minutes of the Board of Directors meetings carry numerous comments showing dissatisfaction with food services at the DeSoto Club.

The House Committee minutes show that it dealt with a multitude of topics. Beth Kempkes, Board Liaison to the House Committee, explained to the Social Services and Cultural Committee at a meeting on June 6, 1980, the reason for the House Committee being established.

“Beth Kempkes, as liaison to this committee from the POA Board, explained the functions of the recently created House Committee. Their purpose is to create policies for DeSoto Club and the 19th Hole, in order to increase patronage and revenues at both facilities. Any suggestions the Social Services and Cultural Committee might have concerning the use of these facilities should be channeled through the House Committee. Mrs. Kempkes proposed that it might be helpful if Ray Mueller, Chairman of the Social Services and Cultural Committee and John Stewart, Chairman of the House Committee meet with Bev Schuler to establish this understanding.”

**Food Services Committee**

The House Committee was changed to the Food Service Committee by the Board of Directors in January, 1987. As the number of POA food facilities and the population of the Village increased, so did the problems with food services in general. By 1990 the POA was trying to manage five food facilities (DeSoto Club, Balboa Club, 19<sup>th</sup> Hole, Wood N’ Iron and Casa Coronado). Each of these areas had a manager, but there was no “general manager” of food services. There was an employee with the title Director of Food and Beverage Services, but the details of management were centered in each club and restaurant.

Barbara Garlough Survey

The Board of Directors and the Food Services Committee were inundated with complaints from property owners about the quality of food and service and from the manager of DeSoto and Balboa Club about the very low patronage of the Clubs by property owners.

Barbara Garlough, whose area of expertise was marketing research, was asked to conduct a survey in 1985. A report from Garlough on the results of the telephone survey of 400 resident property owners (192 males and 208 females) showed the disparity of opinions and expectations.

Excerpts from the report follow:

- “ . . . 43% ate out twice per week, only 17% at the DeSoto Club.
- . . . one in five said they had “never” or would never again eat at the DeSoto Club.
- . . . patronized the club enjoyed the ambiance . . . and country club atmosphere.
- . . . dress code was acceptable to 58%
- . . . men preferred more casual dinner dress
- . . . main complaint price of food (57%)
- . . . at least few items on menu be priced \$6.95 or less
- . . . about half wanted DeSoto Club to be “like a country club, dress and gourmet food.”

**DESOTO CLUB MANAGERS**

Since the DeSoto Club was constructed in 1971-72 as the premier facility in Hot Springs Village, the minutes of the Board of Directors contained considerable information on its management and operations from 1972 to 1992.

The minutes of the Board of Directors the fall of 1972 state that “The DeSoto Club opened in May, 1972 with Bill Vogel, Manager.”

Mr. Vogel must have been appointed by John Cooper, Jr. because the personnel files of the POA do not show Vogel to have been an employee. The table showing the persons and the year(s) they served as Manager of the DeSoto Club are as accurate as could be documented.

1972	Bill Vogel	1983	Kevin Sanders**
1974	Max Stiles	1984	Jim Semetis
1975	Bud Hearn	1986	Mel Ewald
1976	Bud Gravatt	1987	Ray Maciel
1978	Bev Schuler	1989	Jim Frost
1980	Gerald Roberts	1990	Dale Moore

Donna Gipson\*

\*Served as coordinator of Food and Beverage Services 1988 to 1991.

\*\*Also Director of Food and Beverage Services.

The numerous changes in managers, the conflict between DeSoto Club managers and the House/Foods Committee, caused the General Manager and Board of Directors considerable concern.

**REORGANIZATION OF FOOD SERVICES**

On January 12, 1989 the Property Owners’ Association through its General Manager released the following statement to the newspapers: “The Hot Springs Village Board of Directors has been aware and concerned about conditions involving the Food Services Division. An in-depth review has been conducted during the past five weeks. The results of the review were evaluated by the

Board of Directors during a special meeting on January 11, 1989. It was their unanimous decision to eliminate the position of Executive Chef. In addition, the separation of the Director of Food Services was effected on January 12, 1989. The Food Services Division will be in the process of reorganizing over the next few weeks.

Jim Frost will remain in charge of the DeSoto Club. He will work with Village organizations and groups regarding private parties or catered events at the DeSoto and Balboa Clubs during the reorganization process. A change in the Food Services at the Balboa Grille is under study. No significant modifications involving operations or personnel are contemplated at the 19th Hole, Wood N' Iron or Casa Coronado."

In 1990 additional changes were made. Anna Watts, who had managed the 19th Hole very successfully, was appointed Manager of Balboa Grille, replacing Stella Wallin who ended her employment in the Association. Ruth Kaczmarek was appointed manager of the 19th Hole in November, 1990. No other changes in food service managers in 1990 were noted in the minutes of the Board or Food Services Committee.

#### **Village Voice and POA Food Services**

Mel Fluhart, Owner, Publisher, Editor of the Village Voice, a weekly newspaper he had recently started, editorialized on the POA food services. The Food Services Committee at its May 8, 1991 meeting considered Fluhart's editorial: "Mr. Fluhart will be invited by letter to meet with Food Service Committee members as soon as possible.

Donna Gipson stated she has spoken to Mr. Fluhart in the past and provided him with statistical information on revenue, cost of sales and operating costs, however he still printed erroneous figures.

"Mr. Fluhart stated in the May 1st article "I have gone over several sets of figures and none of them match up." Ken Mau asked that a meeting be set up in an effort to minimize misinterpretation of data Fluhart has received. Linda Mayhood offered her assistance in this effort."

Mr. Fluhart met with the Committee June 12, 1991. Excerpts from the minutes follow: "Mel explained that he felt under present circumstances and control in the POA Food Service Operations we will continue to lose money."

"It was his opinion that either a highly qualified food beverage director should be hired and put in total charge or a food service management company under contract be utilized to run all food and beverage operations."

"Mr. Fluhart left with Chairman Mau the names of several concerns who could be contracted to review current operations and would detail proposals for Board consideration with the view of reducing costs and improving service."

Following the meeting with Fluhart the Food Services Committee and General Manager decided to investigate.

#### **ARA Consultants**

In September, 1991, representatives of the American Restaurant Association visited the food facilities that the POA was operating and prepared a proposal.

The Committee at its November 13, 1991 meeting considered the ARA proposal as excerpts from the minutes show: "On November 5, 1991 copies of the proposal were mailed to the Board of Directors and Food Services Committee members by Mr. Klein. At our meeting, Mr. Klein distributed a letter he sent to Mr. Ronald C. Holliday, V.P. Sales, ARA Services on October 31, 1991. Mr. Klein stated he wrote to Holliday regarding an editorial authored by Mel Fluhart which appeared in the Village Voice on October 23, 1991. The letter in part questioned if "communication relative to a food service contract with the P.O.A. is flowing directly between your office (i.e. Holliday's) and the Village Voice while during this time neither this office (Klein's) nor the Food Services Committee has had the benefit of any proposal."

"Various portions of the detailed ARA proposal were discussed by Committee members, Al Klein, Linda Mayhood and Fred Mills."

"Certain language within the proposal was referred to as "typical contract language, boilerplate," etc. It was the consensus of the Committee that additional time is required to review the report in detail. The financial proposal portion of the operating plan contains a Management Fee and Incentives section as well as a Contract Term. The impact of these, should a contract be entered into with ARA, must be fully evaluated."

"Linda Mayhood indicated the P.O.A. Finance Division will conduct a study to see what impact these provisions could have on Village operations and advise the Committee. It was suggested that in addition to the ARA proposal others be solicited."

As the old saying goes "The rest is history."

Management and the Board of Directors decided to seek proposals from organizations that contract to manage food services.

#### **MARRIOTT MANAGEMENT SERVICES**

The story of food services continued with costs of operation excessive, income moderate, and inferior maintenance of inventory, leading to food loss that could not be accounted for.

Sherry Ellison was named Food Service Coordinator working with the Food Services Committee in 1992. The Board of Directors and management were contacting Food Management agencies that would manage the POA food services.

The minutes of the Food Service Committee, February 12, 1992 state that "Linda Mayhood advised the committee that Marriott personnel will be surveying Food Service Operations in the Village over the next several days and meet with Mr. Klein and others. A proposal will be prepared and submitted. They are amenable to considering a number of alternatives and will structure their proposal with different options."

During the next few months the Association negotiated with Marriott and at the May 13, 1992 meeting of the Food Service Committee, Linda Mayhood stated: "that a contract has been entered into between Marriott Corporate Services and the POA. Linda reviewed highlights of the contract which was signed April 28. Marriott will officially take over food service operations May 11, 1992. Jim Emmons has been appointed Food Services Director, Hot Springs Village by the Marriott Corporation."

#### **Management Agreement**

The Management Agreement between the Property Owners' Association and Marriott Management Services Corporation was signed on April 28, 1992 by A. J. Klein, General Manager, POA and on April 30, 1992 by Herman E. Weitz, Vice President Corporate Services West. The terms of the agreement were for one year.

The agreement listed the following "Food Service facilities" to be managed by Marriott:

"DeSoto Club  
Balboa Club  
Nineteenth Hole  
Wood-N-Iron  
Casa Coronado  
Ponce de Leon Grill"

Marriott employed all management personnel and the POA was to retain the hourly employees on its payroll. In a letter from Al Klein, General Manager, dated October 1, 1992 to the hourly employees in Food Services, the status of the employees was changed.

"The POA Board of Directors, Marriott and POA Management have mutually agreed that it would be in everyone's best interest, for Marriott to employ all food service personnel."

Article VII Financial Arrangements of the Agreement stated: "Management Fee. Client shall pay Marriott a "Management Fee" equal to the greater of two percent (2%) of Net Sales or Twenty Five Thousand Dollars (\$25,000) each year. The Management Fee shall be computed at the end of each Accounting Period and prorated for any partial Accounting Period."

The POA provided the facilities, utilities, equipment, repair and replacement of equipment, and general maintenance of the building.

### **Marriott and POA**

The POA Food Services Committee did not function in 1993, but was reorganized and held its first meeting September 21, 1994. The members of the committee were:

"Jim Chalikis, Chairman  
Bill Connelly, POA Board Liaison  
Roger Barker  
Harry Bynum  
Harry Marshall  
Bob Smith  
Bob Stiven, Secretary  
George Mahowald"

Mark Russell, Marriott's Service Manager, met with the Committee and presented a progress report as well as a description of physical improvements needed.

The Committee was searching for its role in the food services arena.

The Food Service Committee organized its members by functions, as shown in the minutes of its meeting on October 18, 1994: "The following areas of responsibility were accepted by the members of the committee:

Promotion of food service facilities	Harry Bynum, Roger Barker
Identify competition	Roger Barker, Jim Chalikis
Review Controls	George Mahowald, Bob Stiven
Review Employee Complaints	Bob Smith, Jim Chalikis
Review Profitability of Added Services	Roger Barker, Jim Chalikis
Review Operations of Facilities	Harry Marshall, Harry Bynum, Roger Barker, Bob Smith
Review Catering Services	Roger Barker
Review Customer Complaints	Roger Barker, Jim Chalikis
Review Organization	Harry Marshall, Bob Smith
Review Working Conditions	Harry Marshall
Inspect Facilities for Needed Improvements	All
Review Dress Code	Jim Chalikis"

On November 16, 1994 a letter to Mark Russell from the Committee expressed interest and concerns.

"The committee would like Marriott to provide until the end of this year a breakdown of revenue at 19th Hole for breakfast, lunch and supper. They also would like a revenue breakdown at the Casa Coronado for breakfast and lunch. The purpose is to provide a clearer picture of why these facilities are losing money and to determine future periods of operation.

The committee would like more details on the vending operation proposed for Casa Coronado including what would be offered and the estimated costs.

Numerous written and verbal complaints continue to be received by the committee on poor service and cold food coming out of the kitchens at the POA dining facilities run by Marriott. This indicates the need for additional training of personnel by Marriott and a revision of procedures. We need to know specifically what will be done to correct these deficiencies."

The Marriott Food Services Manager met with the Food Service Committee December 13, 1994.

"Mark Russell representing Marriott advised that he was withdrawing from participation on the Food Services Committee. He stated that he had been hired by the POA Board to run the food service operations and that was what he intended to do. He left the

meeting without responding to the committee's letters dated November 16 and 30, which requested information on the food service operations."

Complaints of poor quality food and service were loud and strong from the property owners to the Board of Directors and management. In addition the POA staff could not get complete accounting records of sales and expenses from Marriott. Everyone seemed to be unhappy with Food Services and its costs.

### **Marriott and Food Service Problems**

The services of Marriott and the interrelationships among property owners, Board of Directors, and management worsened during the latter part of 1994 and into 1995.

The Agreement between Marriott and the POA contained in Article IX, "A Termination Without Cause – Either party may terminate the Agreement at any time upon sixty (60) days prior written notice."

On February 14, 1995, Dave Johnston, General Manager sent to Marriott Management Services Corporation a letter that contained the following:

"Re: Notice of Termination of Hot Springs Village

Property Owners' Association – Marriott Management Services Corporation Management Agreement"

"Dear Sirs:

In accordance with the terms of the April 10, 1992 Management Agreement referenced above, and its October 26, 1992 and August 14, 1993 Amendments, please consider this as written notice by Hot Springs Village Property Owners' Association of the termination of the Management Agreement as of April 30, 1995. It should be noted this length of written notice exceeds the prior written notice requirements of the agreements."

During the next two months the Property Owners' Association sought bids from firms to operate Food and Beverage Services in all facilities in Hot Springs Village.

### **SOUTHERN FOODSERVICE MANAGEMENT**

On May 12, 1995, the "Senior Vice President, Southern Foodservice Management" submitted to the Property Owners' Association a proposal "for management and operation of six POA owned food service facilities at Hot Springs Village."

A Food and Beverage Operation Agreement dated July 7, 1995, was signed by Jim Plunkett, President POA Board, Dave Johnston, General Manager and by L. Michael Barclay, Senior Vice President Southern Foodservice Management, Inc.

### **Management Agreement**

The Agreement was not as lengthy and detailed as was the Marriott since Southern Foodservice has a much smaller management service operation.

The Agreement stated: "THIS FOOD AND BEVERAGE AGREEMENT ("AGREEMENT"), is made and entered into on the date noted herein below by and between HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, an Arkansas Not-For-Profit Corporation, hereinafter referred to as "OWNER", and SOUTHERN FOODSERVICE MANAGEMENT, INC., a Delaware Corporation, hereinafter referred to as "OPERATOR".

The Agreement considered the "Operator" an independent contractor:

"OPERATOR shall be an independent contractor for the performance of its duties hereunder. The conduct and control of the work will be the sole responsibility of OPERATOR. Neither OPERATOR nor any of its agents or employees shall be considered an agent or employee of Owner for any purposes, and the employees of OPERATOR are not entitled to any of the benefits that OWNER provides for OWNER'S employees. OPERATOR shall be responsible for its hours of operation and shall provide any and all necessary raw materials, supplies and equipment necessary for the conduct of its business. OWNER shall retain no control over OPERATOR'S employees, agents and servants."

The following food service facilities were specified:

Soft drink vending machine site

DeSoto Club

Balboa Club

Nineteenth Hole

Wood-N-Iron

Casa Coronado

Ponce de Leon Grill

The Agreement went on to state that

"it is agreed that soft drink vending machine sites and one of the last four listed above can be deleted by OWNER from this agreement by providing thirty (30) days notice to the OPERATOR."

The POA used this option to remove the 19th Hole from the operation agreement with Southern Foods (March 12, 1996 Letter, Dave Johnston)

### **Agreement: Financial Arrangements**

The fiscal obligations of the POA were specified in detail in Article VII of the Agreement:

"OWNER further agrees to pay OPERATOR \$12,500 per month during the first year of this agreement. If at the end of the first year of this agreement, the Deficit is less than \$150,000, or if there is a Surplus, then the OWNER and OPERATOR will share equally in the difference between \$150,000 and the actual Deficit or surplus. The OPERATOR will reimburse OWNER'S share of such difference. If at the end of the first year of this agreement, the Deficit is greater than \$150,000, then OWNER will pay OPERATOR a lump sum up to an additional \$125,000 of the actual Deficit. If the actual Deficit is greater than \$275,000, the OWNER and OPERATOR agree to share equally in any such actual Deficit over \$275,000. OWNER and OPERATOR agree to review the

provisions of this paragraph in January 1996 and based on actual figures OWNER and OPERATOR will mutually agree upon any payment and Deficit level revisions to the amounts specified in this paragraph.”

In addition to the above stated financial arrangements, the POA has considerable additional expenses since it provides the building plus “electricity, gas, water, sewer and extermination service, ventilation, security service, pest extermination and control, cooking and food preparation equipment (excluding vending equipment), replacement of worn equipment (excluding vending equipment), maintenance and repairs (excluding vending equipment), refuse removal, painting, decorating, fire and extended coverage insurance, and real and personal property taxes on the premises.”

Of course some of these costs would occur even though the building might be unused for any services.

Termination of the Agreement could be initiated by either party with or without cause upon ninety (90) days written notice.

#### Southern Foodservice Problems

The typical problems usually associated with food services certainly were widespread in the POA food facilities managed by Southern Foodservice. Cold, poor quality food, poorly prepared and unattractively delivered to customers were the talk of the Village. As a result, patronage lessened and complaints to the Board and newspaper were rampant.

The cost of operating the six food facilities exceeded the income each quarter and the deficit increased as time passed. Finally the Board of Directors, following numerous discussions, briefings and budget analysis, decided to take action.

#### Termination: Southern Foodservice Agreement

On March 12, 1996, Dave Johnston in a letter to Southern Foodservice Management, Inc. stated that: “You are hereby notified that the Hot Springs Village Board of Directors at a special meeting on March 11, 1996 unanimously voted not to accept either of your offers dated March 5, 1996 to extend the Food and Beverage Operation Agreement beyond the end of the first operational/fiscal year.

Therefore, please accept this notice as the written notice required under Section 8.9 that the Food and Beverage Operation Agreement dated July 7, 1995 and any amendments thereto, will terminate at the end of the first operational/fiscal year effective at midnight Tuesday, July 2, 1996.”

Southern Foodservice ceased operations on June 14, 1996, leaving about one-half of a normal operating month with no services rendered, (Letter Sept. 11, 1996, Southern Foods). On July 15, 1996, Southern Foods sent to the POA its final statement showing that it was owed \$191,985.23 that had been caused by deficits in the operation in each of the six facilities.

Dave Johnston in a letter dated Sept. 4, 1996 to Walter Berry, Sr., Southern Foods Management, Inc. enclosing a check in an amount of \$160,794.71 with explanation of deduction made from the \$191,985.23 that Southern Foods requested.

Wayne Copeland examined the final bill submitted by Southern Foods and discovered that the costs for “June were way out of line” when compared to other months and an inventory of dishes and small ware showed major shortages. In addition the wooden dance floor in Balboa lounge had been ruined by water. Based on the above, the POA had reduced the final payment about \$30,000.

An exchange of letters from June through November 1996 finally settled the differences and the POA was no longer involved with Southern Foods Management, Inc.

After the experiences with Marriott and Southern Foods unsuccessful management of all of the Association’s food facilities the Board of Directors and management decided to use individual contractors for each facility.

The Food Service Committee, the Board of Directors and management decided that there was no constructive advisory role for the committee when food service was managed by outside agencies, and the committee was disbanded.

#### **INDEPENDENT CONTRACTORS**

The Village News, July/August, 1996 included an editorial by Alice English that presents an overview of the new thrust of the Association’s Food Service facilities.

“When the history of Hot Springs village is written, July, 1996 will mark the start of a new page. For the first time, POA restaurants are under the management of private operators, local entrepreneurs who have chosen to risk their time, effort and money to operate food outlets in the Village.

They start with many advantages: fine POA facilities maintained at POA expense; flexibility to set their own hours, select their type of food and service; hiring their own employees and/or doing the work themselves; deciding dress codes (if any), smoking areas and entertainment.

They have the built-in asset of their locations in a busy community primarily made up of retired people. They are their own bosses, responsible for their own profits or losses.”

The article continued stating that: “After nearly ten years of struggling with mounting food subsidies, the Hot Springs Village POA has awarded contracts for individual private operation of the six POA food outlets in the Village.

The six are the DeSoto and Balboa Clubs, Wood N’ Iron (Cortez golf course), 19th Hole (DeSoto golf course), Casa Coronado (Coronado golf course) and the Fairway Tavern (Ponce de Leon golf course).”

#### **Request for Proposal**

The Association prepared a “Request for Proposal Food Services Management and Operation” for each food services facility. The “Request” included a narrative on location, government, population/land use, employment, controlled access, and detailed information on the facility involved.

Those individuals whose “Proposal for Lease Operation” appeared to be acceptable were interviewed and taken on a tour of the food service facility involved.

The Food Service Facilities of the POA and the history of the Independent Contractors for each will be presented in chronological order as shown in the table early in this chapter.

#### **DESOTO CLUB**

The first "Food and Beverage Operation Lease Agreement" for the DeSoto Club was entered into on May 31, 1996 and signed by David Johnston, General Manager POA and Jim R. Semetis and Carla Semetis, attested by Linda Mayhood.

The Semetis' were experienced with food services for Villagers, having been involved in operation of Café Pegasus in Ponderosa Center since 1994.

#### **DeSoto Food and Beverage Agreement**

The purpose of the Agreement was to: "Set forth the terms and conditions upon which OPERATOR will lease the facility and operate food and beverage services at the DeSoto Club for owners and guests of Hot Springs Village," The formalized legal statement follows:

"THIS FOOD AND BEVERAGE AGREEMENT ("AGREEMENT"), is made and entered into on the date noted herein below by and between HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, an Arkansas Not-For-Profit Corporation, hereinafter referred to as "OWNER", and "Pegasus Enterprises Inc. DBA Cafe Pegasus", hereinafter referred to as "OPERATOR".

#### **Agreement Terms**

The terms of the Agreement included specific renewal conditions: "The term of this Agreement is for one (1) year, said term to commence on the 3<sup>rd</sup> day of June, 1996 and end on the 2<sup>nd</sup> day of June, 1997. Operator shall have two (2) renewal option periods, at three years each under the same terms and conditions set forth herein. OPERATOR agrees to notify OWNER not less than 90 days prior to the end of such year of the OPERATOR'S intent to exercise the renewal option(s) as outlined above."

The operator was to pay Owner an Annual lease of \$1.00.

#### **Owner's Obligations**

"Owner shall provide at the premises, at its expense, the following: electricity, gas, water, sewer and local telephone service, ventilation, security service, pest extermination and control, cooking and food preparation equipment (excluding vending equipment), replacement of worn equipment (excluding vending equipment), maintenance and repairs (excluding vending equipment), refuse removal, painting, decorating, fire and extended coverage insurance, and real and personal property taxes on the premises."

#### **Operator's Obligation**

"Operator shall provide at the premises, at its expense, the following: All operating expenses as defined in 2.2 which includes all inventories for the operation of its food and beverage services, all clothing and employee needed equipment and apparel, all insurance as required hereunder, and all personal property taxes and other taxes and licenses which are required as a result of the expressed responsibilities of OPERATOR as defined in this agreement."

Pegasus Enterprises, Inc. with Jim and Carla Semetis at the helm had opted for one three-year renewal. In 2000 the Semetis' continued to operate the DeSoto Club food facility.

#### **19TH HOLE**

The 19th Hole bar/grille/coffee shop, which opened in 1973, was the first food service physically associated with a pro shop and locker rooms.

Anna Watts, who was an employee of the POA from Jan. 2, 1985 to May 11, 1992, managed the 19th Hole for the POA in the 1980's and was appointed Manager of the Balboa Grille in 1990 (Minutes Food Service Committee June 21, 1990). She continued to manage the 19th Hole and Balboa Grille until 1992 when Marriott Management Services contracted to operate all POA "Food Service Facilities". When the contract Agreement with Southern Foodservice Management was terminated in March, 1996, the POA began immediately to negotiate with an Independent Contractor for the 19th Hole.

#### **Anna's Country Kitchen, Inc.**

On March 25, 1996 an Agreement was signed by Steve Doerr and Dianna Doerr, Operators of Anna's Country Kitchen, Jim Plunkett, President Board of Directors Property Owners' Association and Dave Johnston, General Manager.

Anna Watts was the Manager of Anna's Country Kitchen at the 19th Hole.

The Food and Beverage Operation and Lease Agreement was essentially the same for each food facility, except for the name of the OPERATOR.

"THIS FOOD AND BEVERAGE AGREEMENT ("AGREEMENT"), is made and entered into on the date noted herein below by and between HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, an Arkansas Not-For-Profit Corporation, hereinafter referred to as "OWNER", and Anna's Country Kitchen Inc. hereinafter referred to as "OPERATOR".

#### **Agreement Terms**

The Terms of the Agreement permitted eight (8) years of operation of Anna's Country Kitchen, Inc.

"The term of this Agreement is for two (2) years, said term to commence on the 15th day of April, 1996. Operator shall have three (3) renewal option periods, at two years each under the same terms and conditions set forth herein. In the event this agreement continues past the initial two year term OPERATOR agrees to notify OWNER not less than 90 days prior to the end of such year of the OPERATOR'S intent to exercise the renewal option(s) as outlined above."

#### **Agreement Termination**

On September 16, 1996 Steve Doerr in a letter to the Property Owners' Association stated: "Due to family illness, I hereby give 90 day notice to terminate the Food and Beverage Operation agreement dated March 25<sup>th</sup>, 1996 for the 19th Hole facility.

Jim Armstrong (Anna's Son) and Anna Watts will operate the 19th Hole during this period. Jim Armstrong and Annie Pascoe are interested in operating the 19th Hole and would be willing to assume operations immediately."

Anna's Country Kitchen continued to provide food services at the 19th Hole until September, 1996.

#### **Puerto Vallarta Mexican Restaurant**

The POA sought requests from individuals for Food and Beverage Operation Lease of the 19th Hole restaurant/coffee shop.

On the 26<sup>th</sup> day of November 1996 Juan Alvarez Rodriquez and Dave Johnston, General Manager signed the following:  
 “THIS FOOD AND BEVERAGE AGREEMENT (“AGREEMENT”), is made and entered into on the date noted herein below by and between HOT SPRINGS VILLAGE PROPERTY OWNERS’ ASSOCIATION, an Arkansas Not-For-Profit Corporation, hereinafter referred to as “OWNER”, and JUAN ALVAREZ RODRIGUEZ, hereinafter referred to as “OPERATOR”.

The OPERATOR soon adopted the name Puerto Vallarta Mexican Restaurant.

#### **Agreement Terms**

Most the conditions stated in the Food and Beverage Operation and Lease Agreement were common to the previous one for the 19th Hole facility, but the Term of the Agreement was more limited: “The term of this Agreement is for one (1) year, said term to commence on the 15th day of /December, 1996 and end on the 14th day of December, 1997. Operator shall have two (2) renewal option periods, at two years each under the same terms and conditions set forth herein. OPERATOR agrees to notify OWNER not less than 90 days prior to the end of such year of the OPERATOR’S intent to exercise the renewal option(s) as outlined above.”

On September 23, 1997, Juan Alvarez Rodriguez exercised the first two year option:

“I Juan Alvarez Rodriguez, do hereby exercise the first two-year option period as stated in Article III of the Food and Beverage Operation and Lease Agreement made between me and the Hot Springs Village Property Owners’ Association dated November 26, 1996.”

In 1999, September 14, he exercised his second two-year option “I, Juan, Alvarez Rodriquez, do hereby exercise the second two-year option period as stated in Article III of the Food and Beverage Operation and Lease Agreement made between me and the Hot Springs Village Property Owners’ Association dated November 26, 1996.”

#### **Agreement Termination**

The DeSoto Golf Course was scheduled for major renovation in 2001, therefore, the POA decided to renovate the 19th Hole facility while the DeSoto Golf Course was essentially closed.

The Puerto Vallarta Mexican Restaurant ceased operation on January 20, 2001.

Dave Johnston in a letter to the Alcohol Beverage Control Division reported that

“The restaurant operation at the 19th Hole, located in Hot Springs Village, operated by Juan A. Rodriquez has discontinued food and beverage service, effective January 20, 2001.”

Negotiations between Mr. Rodriguez and the Property Owners Association and its attorney continued for several months. Inventory of facilities showed great major losses of small wares, large unpaid telephone bills and the like amounting to about \$3,000. Reimbursement to the POA by Mr. Rodriguez was difficult for both parties.

#### **WOOD N’ IRON**

The Wood N’ Iron bar/grille/coffee shop is associated with the Cortez Golf course which opened in 1979. The Wood N’ Iron opened two years later, 1981.

The person(s) who were involved in management of the Wood N’ Iron were not identified in the House or Food Services Committee minutes from 1981 through 1986. The DeSoto Club and 19th Hole received primary attention of the Manager of the DeSoto Club, who also was titular manager of the 19th Hole and Wood N’ Iron.

Sandra Hubbell an employee of the POA August, 1985 to May 1992, served as manager of the Wood N’ Iron apparently for most of those years. The documentation of managers of the Wood N’ Iron was not accessible.

Marriott Management Services followed by Southern Foodservices Management were in charge of the Wood N’ Iron food service from 1992 to 1996.

#### **Vickers Agreement**

Francis O. Vickers on April 16, 1996 submitted a “Proposal for Food Services Management/Operation” to lease and operate the Wood N’ Iron. The proposal named the following persons:

Francis O. Vickers (Owner)

Barbara T. Hull (Manager)

Russell A. Hull (Co-manager)

On May 20, 1996 a “Food and Beverage Operation and Lease” agreement was signed by Francis O. Vickers, OPERATOR and Dave Johnston, General Manager. The formal agreement stated:

“THIS FOOD AND BEVERAGE AGREEMENT (“AGREEMENT”), is made and entered into on the date noted herein below by and between HOT SPRINGS VILLAGE PROPERTY OWNERS’ ASSOCIATION, an Arkansas Not-For-Profit Corporation, hereinafter referred to as “OWNER”, and “Frances Orval Vickers”, hereinafter referred to as “OPERATOR”.”

#### **Agreement Terms**

“The term of this Agreement is for one (1) year, said term to commence on the 10th day of June, 1996 and end on the 9<sup>th</sup> day of June, 1997. Operator shall have two (2) renewal option periods, at two years each under the same terms and conditions set forth herein. OPERATOR agrees to notify OWNER not less than 90 days prior to the end of such year of the OPERATOR’S intent to exercise the renewal option(s) as outlined above.”

#### **Wood N’ Iron Operations**

The menu cover carried a welcome note “Welcome to Hot Springs Village from the Vickers and Hull families, serving Great American Food with a Cajun accent.” This was a reflection of Vickers experience in the restaurant business in Louisiana.

Residents reported the quality of some of the foods was very good, but for the most part “over cajuned”.

The operations of the Wood N’ Iron during the next several months were fraught with problems of service as well as personnel. As time passed the problems multiplied and intensified to the point that the Property Owners’ Association took action.

#### **Agreement Termination**

Dave Johnston, General Manager in a letter to Orval Francis Vickers, January 2, 1997 stated: "You are hereby given this written termination notice in accordance with section 8.9 of the Food and Beverage Operation and Lease Agreement between you and the Hot Springs Village Property Owners' Association dated May 20, 1996.

This notice requires you to terminate operations at the Wood N' Iron facility in ninety (90) days of April 3, 1997.

Section 8.9 of the Agreement stated: "Either party may terminate this Agreement within ninety (90) days upon written notice with or without cause."

The next 90 days were difficult for everyone involved, especially the staff who were trying to assist with inventory and the like.

### **Geno's Wood N' Iron**

While the Vickers operation was phasing out, the POA was requesting proposals from independent contractors to manage and operate the Wood N' Iron.

On May 1, 1997, Molly O'Brien King and Gene D. King signed a "Food and Beverage Operation and Lease Agreement" for the Wood N' Iron restaurant.

### **Geno's Agreement**

The standard agreement statement showed that "THIS FOOD AND BEVERAGE AGREEMENT ("AGREEMENT"), is made and entered into on the date noted herein below by and between HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, an Arkansas Not-For-Profit Corporation, hereinafter referred to as "OWNER", and GENE D. KING and MOLLY O'BRIEN KING, Sole Proprietors D/B/A GENO'S, hereinafter referred to as "OPERATOR".

The terms of the Agreement were the same as for most other Independent contractors for food services. The "Agreement was for one (1) year beginning May 1, 1997 ending April 30, 1998, for two, two year renewals.

Molly O'Brien King in a letter to the POA, January 27, 1998 wrote that "Gene and I would like to exercise the first two year renewal options on the lease of the Wood N' Iron Restaurant.

### **Geno's Operation**

The January/February 1998 Advocate carried an article devoted to Geno's Wood N' Iron.

"Molly O'Brien King "grew up in the food service business. Her parents, Terry and JoAnn O'Brien, own O'Brien's Pizza Pub just outside the Village's front gate, and she and her husband Gene (that's where they get Geno's from) operated the Geno's Pizzeria in Fountain Lake for one and one-half years before taking over Wood N' Iron. King says that the Italian recipes come from her husband, and they have gone over quite well among the clientele."

The Article continued describing many attributes of Geno's operation, "Customers can visit Geno's at Wood N' Iron seven days a week. The hours vary, depending on the seasons. King operates the facility with the assistance of two to five employees depending on the season."

### **Geno's Termination**

Geno's Wood N' Iron was very popular with golfers and non-golfers alike. Sunday mornings for pancakes was the message among property owners.

In July the Property Owners' Association received notice from Molly O'Brien King stating: "Gene has been notified by U.S. Customs that he will soon be transferred to Denver, CO. At this time he does not have a reporting date; but, as we will soon be leaving the state, we must relinquish our lease of the Wood N' Iron.

As specified in our lease, Article VIII, section 8.9, Gene and I are giving ninety (90) days notice that as of October 31, 1998 we will no longer be able to operate the Wood N' Iron restaurant.

We will do everything in our power to facilitate your finding a new tenant. Please let us know what we can do to make this transition as smooth as possible." (Letter, July 30, 1998)

Geno's Wood N' Iron Services ended Sunday, October 11, 1998.

Molly O'Brien King wrote to the Property Owners' Association on September 29, 1998 stating: "With much regret Gene and I will be unable to continue operating the Wood N' Iron past October 11, 1998. On September 25, Gene was notified by U.S. Customs that his move date to Denver was changed from the first of December to the middle of October. The movers will pack us on October 12 and move us on October 13.

As Gene informed Sherry by telephone on September 25, Sunday, October 11 will be the last day we can operate the restaurant. I apologize for the inconvenience, but am afraid we have no alternative but to discontinue business after October 11."

The phase out of Geno's was easily handled by all parties involved.

### **Reeves and Green Agreement**

On October 14, 1998, the Reeves and Green signed a "Food and Beverage Operation and Lease Agreement" to operate the Wood N' Iron. The formal agreement format was the same as the one with O'Brien King, except it named "Judy G. Reeves and James B. Green as OPERATORS."

Judy Reeves had been the manager of the Wood N' Iron for Molly O'Brien King while she was the operator. The transition from O'Brien King to Reeves and Green operation was easily accomplished.

### **Agreement Terms**

The terms of this Agreement were different than heretofore. Article III, 3.1 was as usual for one (1) year with two two-year renewal options, but other section (3.2) was much different than the former \$1.00 per year paid by the previous operator: 3.2 "OPERATOR agrees to pay owner 5% of gross revenues to be paid monthly, by the 20<sup>th</sup> day of each month. OPERATORS shall submit a copy of their monthly state sales tax report to OWNER with the monthly payment. OPERATORS shall provide OWNER with a certified copy of their annual IRS tax return no later than April 30<sup>th</sup> of each year."

The obligations of the Owners and Operator and other sections were essentially the same as in previous Agreements.

### **First Addendum**

In August 1999, Reeves and Green prepared a profit and loss statement for the Property Owners' Association, showing that it was not possible to make any profit under the conditions imposed by the Agreement of October 14, 1998. Their arguments were convincing, causing the "First Addendum to Food and Beverage Operation and Lease Agreement," dated October 11, 1999 to be prepared and signed by Dave Johnston, attested by Linda Mayhood.

Abstracted portions of the Addendum show the changes in favor of Reeves and Green.

". . . the OPERATORS desire to exercise their first option to renew the Agreement for an additional two (2) year term, and the parties mutually agree to modify certain terms of the original Agreement . . . "OPERATORS do hereby exercise the option to renew the Agreement for an additional two (2) year term in accordance with paragraph 3.1 of the Agreement, the said option term to commence on October 15, 1999 and to end on October 14, 2001."

". . . 3.2 of the Agreement is hereby amended to reduce the payment by OPERATORS to OWNER from 5% of the gross revenues to 3% of the OPERATORS' gross revenues, payable monthly by the 20<sup>th</sup> day of each month . . ."

". . . to reduce the payment by OPERATORS for maintenance and repair costs from the first \$400.00 to the first \$300.00 of such expense. . ."

In the year 2000 Judy G. Reeves and James B. Green continue to operate the Wood N' Iron restaurant.

### **CASA CORONADO**

The Coronado Golf Course opened in 1982 and the Pro Shop and Casa Coronado, the smallest POA food facility, in 1985.

The minutes of the House Committee, April 11, 1985 reported that "Coronado Casa facility will be supervised by Atta Helman, who will transfer from the Wood N' Iron. It is due to open between April 15<sup>th</sup> and April 20<sup>th</sup>."

Dorothy Hargrove worked at Casa Coronado since it opened in 1985. Records were not found to show any other supervisors of Casa Coronado. The Manager of the DeSoto Club often "acted" as Director of Food and Beverage Services at all POA food facilities.

From 1992 to 1996, Marriott Management and Southern Foodservice Managed all POA food facilities, including Casa Coronado.

### **Hargrove Casa Coronado**

Dorothy Hargrove submitted a Proposal for Food Services Management/Operation of Casa Coronado April 17, 1996. May 21, 1996 a Food and Beverage Agreement naming Dorothy Hargrove the Operator of Casa Coronado was signed by Dave Johnston and witnessed by Linda Mayhood.

### **Agreement Terms**

The Agreement was for one (1) year, June 17, 1996 to June 16, 1997 with two, two-year renewal options. The annual lease was \$1.00 per year.

The obligations of the owner and the operator, as well as all other sections of the Agreement, were common to those in other Agreements.

March 26, 1999 Dorothy Hargrove exercised her option to renew the Agreement for two (2) years.

### **Casa Coronado Operation**

The operation of Casa Coronado has always been a serve-at-the-counter facility. Soup, sandwiches, milkshakes, etc. primarily for golfers and employees had been the hallmark of Casa Coronado.

Historically it has been open for breakfast and lunch only, closing when the golf course is closed. Hargrove has developed a clientele, especially for breakfast servings.

Dorothy Hargrove was employed by the Property Owners' Association from May 20, 1985 to November 4, 1992. She was associated with Casa Coronado in a supervisory role during her employment when Marriott Management contracted to manage and operate all POA food facilities. After Marriott management and Southern Foodservices contract ended, Dorothy Hargrove became an independent contractor to operate Casa Coronado.

It is worthy of note that Dorothy Hargrove has been associated with Casa Coronado since it opened and has been operator since 1996; and she continues to this date.

### **BALBOA CLUB**

The Balboa Golf Course opened in 1987 and Balboa Club in 1988. The Balboa Club "House" is much larger than DeSoto and includes a great deal of space not dedicated to food service.

The Manager of the DeSoto Club and the Director of Food and Beverage were responsible for the operation of food services at the Balboa Club from 1988 to 1992. (See DeSoto Club and 19th Hole)

Initially the Balboa Grille was the primary food service area; the main dining room began service at a later date.

### **Balboa Grille Management**

The Manager(s) of the DeSoto Club also had oversight of the Balboa Grille operation.

In January 1989 Stella Wallin who was manager of the Balboa Grille reported "that the Balboa Club will have a Sunday buffet available, along with a limited ala carte menu, during the remainder of January." (Food Service Minutes, Jan. 11, 1990).

At the February 9, 1990, meeting of the committee, Stella Wallin reported "that she is serving 60 people each night for the new Players theatre reading at Balboa on February 19 and 26. These will be 1 or 2 act plays performed by the Village Players Club. Plans are for 5 or 6 a year."

A wide variety of special functions and special food offerings occurred in an attempt to cover operation costs. To provide services to golfers, who were not frequenting the Balboa Grille, a portable building, called the Shack, was set up near where players passed when leaving the 9<sup>th</sup> or 18<sup>th</sup> greens. Sandwiches and drinks were transported to the Shack from the Balboa kitchen.

Anna Watts, who was managing the 19th Hole restaurant, was appointed manager of the Balboa Grille as well as the 19th Hole Restaurant (Food Service Minutes June 21, 1990) The Balboa Grille was managed by Anna Watts until 1992 when Marriott Management Services took over.

### **BALBOA CLUB: INDEPENDENT CONTRACTORS**

When the Balboa Club was opened in 1988, food service facilities in the Village may have been too numerous, considering the population of residents and their distribution. Both the DeSoto Club and the Balboa Club did not have enough patronage to provide an income to cover costs of operation. Managers at the two Clubs were regularly trying to find ways to attract residents to eat at the Clubs. As noted earlier, Marriott Management Service and Southern Foodservice managed all the POA food facilities, including the Balboa Club, from 1992 to 1996. Neither organization was a successful operator either financially or from the standpoint of providing satisfactory food service. The POA changed to independent contractors for Balboa Club as it had for the other POA food facilities.

#### **Mark Love and Markel Mitchell Agreement**

The first "Food and Beverage Operation and Lease Agreement" was signed June 3, 1996 by Dave Johnston, General Manager, Mark Love and Markel Mitchell, operators, Balboa Club.

The conditions and obligations stated in the Agreement were the same as for the other independent contractors to operate the Association's food facilities.

#### **Agreement Terms**

The Agreement was for one (1) year with two, two-year options to renew.

The OPERATORS were to pay \$1.00 annual lease fee.

Both Mark Love and Markel Mitchell were hands-on OPERATORS in the Balboa Club, dealing directly with food preparation and service.

Marks Restaurant, Inc.

In October, 1996 an addendum to the Agreement was signed by all parties, establishing Marks Restaurant, Inc. The Addendum stated in part ". . . the original OPERATORS, MARKEL B. MITCHELL and MARK A. LOVE has organized a separate Corporation for the purpose of operating the Hot Springs Village facility described in the food and beverage operation and lease agreement, and the parties desire the proper operating entity to be the responsible party; and WHEREAS, the parties desire to amend the lease to reflect the OPERATOR to be MARKS RESTURANT INC."

". . . The OPERATOR under the lease agreement dated June 3, 1996 and this addendum shall henceforth be MARK'S RESTAURANT INC."

On March 17, 1997, Mark Love stated in a letter to the Property Owners' Association: "we wish to exercise our option under Article III, 3.1 to renew our lease for a period of two years."

Mark Love was soon to become seriously ill and in 1998 was unable to work full-time.

#### **Agreement Termination**

On November 2, 1999, Mark Mitchell wrote to the Property Owners' Association: "As provided in our agreement, please accept my request for termination of our contract.

It is my understanding that the agreement has a 90 day notice period for termination. I would appreciate the POA making every effort to find a potential new operator as soon as possible. I would like to turn the restaurant over as quickly as possible.

I appreciate and enjoyed the time we had operating the Club. If you have any questions, please feel free to call me."

Knowing that Mark's Restaurant, Inc. could no longer continue to operate the Balboa Club food services, the Association began to seek bids from other individuals who were interested and capable of operating food services of the Balboa Club.

#### **Balboa Enterprises, Inc.**

In a letter dated December 2, 1999, to Dave Johnston, the writers said "The purpose of this letter is to express our desire to obtain the Operations lease for the Balboa Club for the next five years." Jack and Martha Davis and Vince and Debbie Brocato were the principals trying to obtain the lease.

A Special Board Meeting was held January 5, 2000 to discuss the Food and Beverage Operation and Lease Agreement proposed. The Board of Directors unanimously approved the Agreement.

#### **Management Agreement**

The Agreement was signed January 6, 2000 by Dave Johnston, General Manager Property Owners' Association and Operators Martha Davis, Vince Brocato and Debbie Brocato, and witnessed by Linda Mayhood.

The formal wording of the Agreement was "THIS FOOD AND BEVERAGE AGREEMENT ("AGREEMENT"), is made and entered into on the date noted herein below by and between HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, an Arkansas Not-For-Profit Corporation, hereinafter referred to as "OWNER", and Balboa Enterprises, Inc., hereinafter referred to as "OPERATOR".

#### **Agreement Terms**

Most conditions and obligations in the Agreement were essentially the same as in previous Agreement.

The lease was for one (1) year, beginning January 17, 2000 with two options to renew for two year periods.

#### **Agreement Finances**

The Operators financial obligations differed from the previous Agreement: "OPERATOR agrees to pay owner 5% of gross revenues after the deduction of sales taxes, up to a maximum of \$50,000 annually, to be paid quarterly. Quarterly payment will be due by the 15th day of the month following the end of each quarter. OPERATORS shall submit a copy of their monthly state sales tax report to OWNER with the quarterly payment. OPERATORS shall provide OWNER with a certified copy of their annual IRS tax return."

#### **Agreement Renewal**

Vince Brocato in a letter dated October 22, 2000 to Dave Johnston requested an amendment to the Agreement.

"3.2 Amend to read: "Operator agrees to pay owner 2.5% of gross revenue up to a maximum of \$25,000.

6.2 Delete "Operator will be responsible to pay the first \$300 for all maintenance and repair costs."

The Agreement was renewed for a two (2) year period on February 27, 2001. The Operator Agreed to pay Owner 4% of gross revenue up to \$50,000.

The new Agreement was signed by Operator Jack Davis, Debbie Brocato, and Vince Brocato, attested by Linda Mayhood and Linda G. McCulloch.

Balboa Enterprises, Inc. continues to operate the Balboa food services successfully.

#### **PONCE FAIRWAY TAVERN**

Ponce de Leon Golf Course opened for play in 1991 and Ponce Fairway Tavern in 1992. Ponce food service facility was similar to the Wood N' Iron, a bar/grille/coffee shop with counter service and indoor and outdoor seating.

#### **Marriott Management and Southern Foodservice Operators**

Marriott Management Services was the Manager/Operator of all POA facilities when Ponce food service facility came on line. Frank Becker was the Operator of "Ponce Tavern" for Marriott until 1995 when Marriott's Agreement was terminated.

Southern Foodservice Management operated Ponce Fairway Tavern from July 1995 to July 1996 when its Agreement was terminated. Again the POA sought independent contractors.

#### **Shaun and Maria Cunningham**

In response to the Property Owners' Association request for "Food Beverage Operators", Shaun and Maria Cunningham submitted a "Proposal for Food Services Management/Operation", April 12, 1996. The proposal listed, "Michael Shaun Cunningham and Maria Lynn Cunningham, each as a Chef and Kitchen Manager.

A "Food and Beverage Operation and Lease Agreement" was signed on June 7, 1996 by M. Shaun Cunningham and Dave Johnston, General Manager.

#### **Management Agreement**

The formal statement of the Agreement was about the same as those used previously.

"THIS FOOD AND BEVERAGE AGREEMENT ("AGREEMENT"), is made and entered into on the date noted herein below by and between HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, an Arkansas Not-For-Profit Corporation, hereinafter referred to as "OWNER", and "Shaun and Maria Cunningham", hereinafter referred to as "OPERATOR".

The Agreement was for one (1) year starting June 15, 1996 with two two-year options to renew the Agreement.

The OPERATORS were to pay an annual lease of \$1.00/year.

#### **Magnolia Blossoms, Inc.**

The Ponce Fairway Tavern was called Magnolia by the Cunninghams. The date of incorporation and incorporators, other than the Cunninghams were not identified.

Whatever the name the Ponce food service provided by the Cunninghams was praised by many Villagers. Maria Cunningham established a significant catering service.

#### **Agreement Renewal**

A handwritten memo dated March 22, 1997 to Linda Mayhood, signed by Shaun and Maria Cunningham stated "we would like to extend our lease agreement . . ."

The Ponce Fairway Tavern (Magnolia Blossom) serves breakfast, lunch and dinner, sometimes closing at 4 p.m. to accommodate special parties.

On April 23, 1999, Shaun Cunningham in a handwritten note to Linda Mayhood stated: "Maria and I would like to renew our lease for the next two (2) years."

As this history is being written the Cunninghams continue in 2000 to operate the Ponce Food Service facility.

#### **MAGELLAN**

The Magellan Golf Course opened in 1996 with golf shop building that included a pro shop, offices, restrooms and a classroom. Cooper Communities developed a "golf school" in 1992-93 in the Village and the golf school "Club House" became the Magellan Golf Course building in 1996.

The September/October, 1993 issue of the Village News reported on the "Parformance School of Golf", stating that the "ParFormance students will attend one, two or four day schools and will receive instruction at a 4,000 square foot clubhouse, a three hole golf course, a driving range and other practice related facilities. "We're going to stress on-the-course training", Kluska said. "Students will be able to practice golf shots on a golf course in a real golfing situation."

There was no kitchen or other food preparation apparatus at the Magellan Clubhouse, therefore, only vending machines with soft drinks and snacks were available.

#### **Food Beverage Cart Service**

Golfers, management and the Board of Directors wanted some sort of food service that did not require a kitchen and other food preparation equipment.

The Association “solicited food/beverage cart operation” proposals. The Cunninghams, operators of Ponce Fairway Tavern, submitted a proposal on July 29, 1997. The proposal was signed by:

Michael S. Cunningham

Maria Cunningham

Donnie Cunningham

M. Jane Cunningham

Donnie and Jane are the parents of Shaun Cunningham.

### **Food and Beverage Cart Agreement**

This Agreement was unlike any of the other food service agreements, since it did not involve preparation of food at the **Magellan Golf Shop**.

The Agreement was signed by Dave Johnston, General Manager and Shaun and Maria Cunningham on Sept. 14, 1997.

“THIS FOOD AND BEVERAGE CART AGREEMENT (“AGREEMENT”),

is made and entered into on the date noted herein below by and between HOT SPRINGS VILLAGE PROPERTY OWNERS’ ASSOCIATION, an Arkansas Not-For-Profit Corporation, hereinafter referred to as “OWNER”, and “Shaun and Maria Cunningham”, hereinafter referred to as “OPERATORS”

### **Agreement Terms**

THE OPERATORS were independent contractors to operate “A self-contained portable food and beverage cart, which has been approved by the Arkansas State Health Department, or other applicable state or federal agencies.”

The Agreement specified the premises as “The food, beverage and service facility known as the Magellan Golf Shop, 451 Ponce De Leon Blvd., Hot Springs Village, Arkansas, specifically a portion of the outside patio under the overhang near the electrical outlets or inside the premises in the area of the vending machines, during inclement weather.”

The Agreement was for one (1) year beginning September 11, 1997 with options for two-year renewals.

### **Food and Beverage Cart Operation**

Donnie and Jane Cunningham were the managers of the operation at Magellan, serving some sandwiches that were prepared at Ponce Tavern and hot dogs prepared on-site. Cold soft drinks and cold canned beer were also available.

Vending machines at Magellan Golf Course were being operated by Delta Beverage. On November 6, 1997 Linda Mayhood notified Delta Beverage by letter “We recently contracted with the Cunningham Family, current operators of Ponce Fairway Tavern, Hot Springs Village, AR for a food and beverage cart operation and all vending machines at Magellan Golf Course.

They will take over all vending at this location only, effective 11/10/97. They will contact you to make arrangements for the beverage vending machines at this location.”

Razorback Snacks that operated snack vending machines at Magellan Golf Course were also notified that Cunninghams would be operating all vending machines.

Donnie and Jane Cunningham continue to manage the portable food and beverage cart at the Magellan Golf Course in 2000.

### **ISABELLA**

Even though the golf course opened in 2000 and the golf shop and bar/grille/coffee shop were completed, it did not open until 2001. The food service structure is similar to Ponce Fairway Tavern with counter service and tables and chairs both inside and on the patio for seating.

### **PRIVATELY OWNED FOOD SERVICES**

Only one privately owned restaurant has been successful in the Village. One other restaurant operated successfully for only a few years. Two convenience store/food service operations have offered limited food service for many years.

#### **Mary Ann’s Restaurant**

DeSoto Center was constructed by Cooper Communities in 1971-72 and Mary Ann’s Restaurant was opened by Joe and Mary Ann Holomy in 1975. (POA Water Meter Records). The Holomy’s operated Mary Ann’s from 1975 to 1980, serving moderately priced breakfast, lunch and dinner. It was patronized by workers, visitors, non-residents, and residents who wanted a quickly served, moderately priced meal.

#### **Mary Lee’s Restaurant: Willis’**

The writing team asked the Willis’ to provide some information on Mary Lee’s Restaurant. Mary Lee and Les Willis provided the following story: “We bought the restaurant and began operation October 1, 1980. At that time the only other restaurants were the 19th Hole and the DeSoto Club – which was coat and tie only every night.

Almost every evening people would line up under the eaves of our building and we would know business was slowing down when we could finally see the end of the line past Dottie’s Flower Shop.

We were open 7 days a week because we felt so obligated to visitors and residents. Many times visitors would arrive in the Village just as we were closing and we made cold ham and cheese sandwiches for them. Hot breakfasts were waiting for them the next morning.

As the Village grew; we grew. We had the lease on our whole strip building, so when they built the new facilities (Cordoba Center) at the west gate, Gary Butler moved his pharmacy from our building. We moved the beauty shop over one space and added a dining room.

We still couldn’t keep up with growth, so we built The Deck and later sold that (Note: The Deck is the building last occupied by Village News)

We catered Evening Lions Club two times a month for 16 years. Also Kiwanis, Shrine Club, Morning Lions, Weyerhaeuser, picnics from every state, subdivision, and lake. We also catered birthdays, weddings, anniversaries, church golf groups, church dinners, in-home cocktail parties, and even catered Arkansas State Garden Club convention at the Convention Auditorium in Hot Springs.

We started with twelve employees and when we sold the restaurant to retire on September 30, 1996, we had 30 employees.

It was a wonderful 16 years that we enjoyed very much. We would not trade a minute of it but we are now enjoying our retirement.”

#### **Mary Lees: Gill's**

In 1996 Harvey Gill purchased Mary Lee's from the Willis' and retained the name. To this date Mary Lee's operates much as it has since 1975. It has always been a successful privately owned and operated restaurant.

#### **Café Pegasus**

John and Mimi O'Malley opened Café Pegasus in Ponderosa Center in 1994. The restaurant served a breakfast, lunch and dinner at moderate prices but higher than Mary Lee's. The restaurant appeared to have attracted persons who preferred table cloths and some food specialties.

In 1996 Jim and Carla Semetis left the Café Pegasus and became an independent contractor of the DeSoto Club (See DeSoto Club this Chapter). The O'Malleys continued to operate the restaurant but changed the name.

#### **Mimi's Garden Café**

Mimi and John O'Malley were hands-on managers and operators of Mimi's, placing emphasis on dinner, Sunday brunch and catering. These food services were successful, but breakfast patrons were inadequate hence breakfast service was discontinued.

In 2000, Mimi's Garden Café closed because their operating costs were exceeding revenue. The competition of more restaurants both within and adjacent to the Village was too great for Mimi's to continue.

#### **CONVENIENCE STORE/FOOD SERVICE**

In 1975 the LaVilla in its July issue presented "First Five years in Review" of Hot Springs Village which included a month by month report of happenings in each year 1970 through 1975.

#### **Village Food Mart**

It stated that in "March, 1972 Village Food Mart opened in DeSoto Center with Managers Paul and Virginia Quinlan." It is presumed that the Quinlan's operated this store until 1976 when Shorty Gagne became the proprietor. (POA records)

Roy and Mary Foster became operators of the store in 1978 and continued until 1998. Although it was primarily a convenience store, food carry-outs were available. A small bakery, deli and sandwich shop occupied one end of the building. Construction workers, sales persons, and other employees relied heavily on the carry-out food service of Foster's Food Mart for many years.

#### **Village Food Mart, Bakery and Deli**

After Foster's ceased operating the Village Food Mart, it was not in operation for several months. In December, 1998, Harvey Gill, the owner and operator of Mary Lee's Restaurant, purchased the Food Mart from the Fosters. Gill refurbished the convenience store/food service building and called the new service Village Food Mart, Bakery and Deli. In addition to carry out limited sit-down food service was available from the counter.

In June, 2000, the business was sold to Don and Ramona Farrow who have placed more emphasis on seated food service while providing a large carry-out service.

#### **Foster's Fuel Stop**

Roy and Mary Foster longtime residents of the Village, who owned and operated the Village Food Mart in DeSoto Center, and Foster Foods Grocery Store in Cordoba Center, opened the Fuel Stop in Ponderosa Center in 1987.

The four gasoline pumps and a good-sized convenience store with kitchen have been managed and operated by the Fosters from 1988, when the water meter was activated, to this date.

In 1999 two additional gasoline pumps were added making a total of six pumps. A few years earlier the convenience store was reorganized and a bakery installed in the kitchen area (Personal communications, Roy Foster)

The foods at the Fuel Stop are served from the counter, but there are several booths to accommodate patrons. The Fuel Stop "fuels" a lot of people at breakfast and dinner in addition to the carry-out orders by contractors, service persons and employees in the morning and at noon. The food service at the Fuel Stop has developed a clientele of Villagers and service persons.

#### **HISTORY OF HOT SPRINGS VILLAGE BEYOND 2000**

##### **2001 SUMMARY**

##### **19<sup>TH</sup> HOLE**

During the renovation of the DeSoto Golf Course, the DeSoto golf shop and grill area (19<sup>th</sup> Hole) were also renovated. More than \$400,000 was spent to update the restaurant, redesign the golf shop, and provide interior changes to the lounge, meeting facilities, and restrooms. The general contractor for the renovation was Hill & Cox of Hot Springs, Arkansas. The food vendors for the renovated facility were Barbara and Jerry Wayne.

##### **Ponce Fairway Tavern**

In November 2001, the Ponce de Leon Golf Course grill, Ponce Fairway Tavern, was reopened under the management of Danny and Sandra Celestin, Ponce Fairway Tavern serves breakfast, lunch, and dinner with a south Louisiana Flare.

##### **2002 SUMMARY**

##### **19<sup>TH</sup> HOLE**

The 19th Hole lease agreement was awarded to Vince Brocato, the current operator of the Balboa Club.

**WOOD N IRON**

The Wood-N-Iron food lease agreement was executed with Darrell and Rebecca Hargrove in May 2002.

**MAGELLAN**

The Magellan food service area underwent renovations in 2002 to become a deli operation. A lease agreement was executed with Danny Celestin, the operator of the Ponce Tavern.

**ISABELLA**

The Isabella food service was awarded to Danny Celestin Enterprises, Inc. in April 2002.

**2003 SUMMARY****DeSoto Club**

A new lease agreement was executed with Jim and Carla Semetis for food and beverage service at the DeSoto Club.

**19<sup>th</sup> Hole**

A small electrical fire occurred in the kitchen of the 19<sup>th</sup> Hole Restaurant. No significant damage was reported. Additional 20 amp circuits were installed to accommodate the more aggressive menu provided at the 19<sup>th</sup> Hole.

**Magellan**

Danny Celestin tendered his 90-day notice to terminate his lease in July.

The Golf Department of the POA began direct food and beverage services at this facility in September.

**Isabella**

Danny Celestin tendered his 90-day notice to terminate his lease in July.

The Hot Springs Village Board of Directors approved Steven Richardson to operate the Columbus Grill.

**2004 SUMMARY****19<sup>th</sup> Hole**

Vince Brocato the operator of the 19<sup>th</sup> Hole restaurants was given a 90 day termination notice of his contract. He withdrew and enabled the POA to advertise for new vendors immediately. The 19<sup>th</sup> Hole was operated by Phil Barry until a contract to lease the 19<sup>th</sup> Hole was authorized by the BOD with Phil and Natali Barry.

**Wood N Iron**

Darell and Rebecca Hargrove gave notice to terminate their lease of the Wood N Iron grill. A new lease to operate was authorized by the BOD with Derek and Karen Gordon.

**Balboa Club**

Vince Brocato, the operator of the Balboa Club, was given a 90 day termination notice of his contract. He withdrew and enabled the POA to advertise for new vendors immediately. The POA operated the Balboa Club, with Jim and Carla Semetis (DeSoto Club Operators) acting as on-site managers. The BOD authorized a lease with Alan Janske and Frank Deuschle D/B/A DEja Inc. for food and beverage operations at the Balboa Club. Their onsite manager is Ray Hudgins

**Granada**

The BOD authorized a lease with Joyce Lueneman and Johnna Westerman for food service at Terrace on the Greens restaurant at the Granada Golf Course.