

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, JUNE 10, 2008
OPEN SESSION 2:00 P.M. - TEJAS ROOM

MINUTES

PRESENT: Ben Robertson, Don Hughes, Farrell Rader, Charlotte Waddill, Murry Guilford, Roy Woods, Ed Hughes, Ernie Moore and Donna Williams

ABSENT: Harold O'Brien

- I. CALL TO ORDER** – Director Robertson
- II. INVOCATION** – Director Don Hughes
- III. APPROVAL OF AGENDA** – Approved with two changes: New Business, Item E, moved to first Item under Communications. Item added to New Business, Item G, Free Roaming Dogs
- IV. APPROVAL OF MINUTES** – MAY 13th & MAY 22nd - Approved
- V. COMMUNICATIONS**
 - A1. MID-EAST TEXAS CONSERVATION WATER DISTRICT GUIDELINES PRESENTATION** – E. Robert Grisham, representative for the State regarding water wells.
 1. County issues permits to drill wells
 2. Met with ACC Committee and discussed proposal
 3. Requests Board approval due to some negative aspectsDirector Don Hughes made a motion that the letter received by the ACC Committee be the basis for water wells at Hilltop Lakes. The motion was seconded by Director Rader and the Board voted unanimously in favor.
 - A. TREASURER'S REPORT** – Director Rader reviewed the financials for the month of May.
 - B. COMMITTEE REPORTS**
 - 1. ACC COMMITTEE** – Director Don Hughes reviewed a copy of a Deed Restriction renewal excerpt. Copies are available at the Business Office. Director Hughes also discussed the following:
 - a. Commended the prior ACC Committee
 - b. Enforcement of Deed Restrictions
 - c. Effective September 1, 2008, all new home construction must be registered with the State
 - d. Installation of water wells in compliance with the State
 - e. Commended Property Owners for complying with Deed Restrictions
 - f. 15 active new home construction permits – 7 are extensions
 - g. 26 new homes built in 2007
 - h. 9 new home permits this year
 - 2. PLANNING & DEVELOPMENT COMMITTEE** – GM Ernie Moore
 - a. Committee has begun to meet weekly
 - b. Commended committee

- 3. ROADS COMMITTEE** – GM Ernie Moore
 - a. Contacted home owners on a list of roads in need of paving to solicit their participation
 - b. Patio Drive and Patio Circle in process of paving
 - c. Casper in preparation process for paving

- 4. HOSPITALITY COMMITTEE** – Director Waddill
 - a. Swimming pool has been busy
 - b. Restaurant carpet has been installed
 - c. Restaurant chairs have been picked up for refinishing and reupholstering and some will be returned next week.
 - d. Campground is full on weekends
 - e. Hotel is full on weekends and is 35% occupied on weekdays
 - f. Room 11 will be used for continental breakfast
 - g. Restaurant will be open during the week of Granny Camp
 - h. GM Ernie Moore added that high speed internet has been added to the hotel

- 5. WILDLIFE COMMITTEE** – Lynn Griffith reported.
 - a. Building in maintenance area has begun and the outside is complete
 - b. Plan for new check-in box has been submitted to the ACC Committee
 - c. Two hog traps can now be used to trap hogs when found in a Property Owner's yard
 - d. Bird houses will be complete in a month and will be used around Mirror Lake and the hotel

- 6. GOLF COURSE COMMITTEE** – GM Moore reported.
 - a. Golf Course needs have been surveyed hole by hole
 - b. Recommendation for widening and leveling of the t-boxes
 - c. Course is in need of rain

- 7. BEAUTIFICATION COMMITTEE** – Swen Crone asked for names of volunteers.

- 8. AIRPORT COMMITTEE** – Lee Allen reported that the Committee met at the request of the Board. This will be discussed later in the Agenda.

- 9. LAKE TASK FORCE** – Gene Dretke reported.
 - a. Concerns with water level in Lake Tonkawa. Thousands of gallons evaporate each day.
 - b. Tournament scheduled in October with a possible Fish Fry Fundraiser
 - c. Recommendation to Board to give permission to Committee to remove all bag limits, but not size limits.
 - d. Handicap fishing ramp has become a gathering place for youth. Recommended no swimming signs.

- C. PRESIDENT'S REPORT** – Nothing to report.

- D. GENERAL MANAGER'S REPORT - GM Ernie Moore**
- a. New section added to website "Daily on the Hill" and link will be available for those wishing to add information to this section
 - b. A hard copy will be posted at the Post Office
 - c. Road work will be the biggest project this summer.
 - d. GM Moore urged Property Owners to help monitor the pool when it is full. Staff members at the pool are responsible for checking identification, serving food and monitoring the pool.
 - e. We are currently pumping into Tonkawa Lake
 - f. Experiencing larger crowds on weekends and expected to continue
 - g. Director Rader commented on last year's problems. Director Waddill stated that the Hospitality Committee will review possibly hiring a second person for weekends.

VII. OLD BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION – OPENING RANCHVIEW ENTRANCE TO HILLTOP LAKES FROM HIGHWAY 3** – Director Waddill made a motion to open Ranchview entrance to Hilltop Lakes from Highway 3. Director Ed Hughes & Director Waddill voted in favor, with all others voting against. Motion failed.

VIII. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION – VERIZON PHONE TOWER** – GM Moore stated that a property owner has an agreement with Verizon where he will erect the tower and Verizon will place equipment on it. Only the top of the tower will be visible. Ed Hughes made a motion to allow construction of the cell tower, with Paul Valois providing proof of liability coverage, seconded by Charlotte Waddill and the motion passed unanimously.
- B. CONSIDERATION AND POSSIBLE ACTION – SWIMMING LESSON PROPOSAL** – Director Rader made a motion to allow Sylvia Harding use of the swimming pool for lessons per her written request. Director Ed Hughes seconded the motion and the Board voted unanimously in favor.
- C. PROPERTY OWNER A. ZIEGELMAIR – APPEAL OF GENERAL MANAGER DECISION** – Mr. Ziegelmaier presented the Board with copies and discussed concerns regarding his property. No motion was made by the Board of Directors.
- D. PROPERTY OWNER B. HIPPLE – ANSWER TO QUESTION REGARDING DEED RESTRICTIONS** – Director Don Hughes referred to a copy of deed restrictions stating that they renew every ten years unless changes are made. It was determined that Section 2 Deed Restrictions have a typing error.
- E. CONSIDERATION AND POSSIBLE ACTION – CONCERNING A REQUESTED RATE INCREASE FROM EAGLE DISPOSAL COMPANY** – GM Moore referred to a letter from Eagle Disposal requesting a rate increase. Director Don Hughes requested that a representative from Eagle Disposal speak at the next Board Meeting.
- F. ROAMING DOGS** – Director Ed Hughes stated that a two year old girl was bitten by a dog that did not have shots and results are pending. Director Robertson asked for volunteers in helping with a proposal on controlling this. Director Waddill along with Bill Johnston will help Director Hughes with this issue.

IX. MEMBERS TO BE HEARD

- A.** Gene Dretke asked questions regarding plans for road paving. Director Robertson asked that he submit a draft of his questions to the General Manager for discussion with the Roads Committee.
 - B.** Don Weldon stated that Eagle Disposal signed a five year contract which stated that the prices would not increase. Director Woods stated that the contract had a clause allowing an increase in extraordinary circumstances.
- X. ADJOURN** – Director Rader made a motion to adjourn, seconded by Director Ed Hughes and the Board voted unanimously in favor.

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____