

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES, INC.
BOARD OF DIRECTORS MEETING
Tuesday, April 15, 2008
OPEN SESSION 2:00 P.M. - TEJAS ROOM

MINUTES

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

ABSENT: Farrell Rader, Harold O'Brien and Gib Kizer

I. CALL TO ORDER – Director Robertson

II. INVOCATION – Dr. Chuck Isbell

III. APPROVAL OF AGENDA - Approved

IV. APPROVAL OF MINUTES – March 11th & March 13th – Approved

V. COMMUNICATIONS

A. TREASURER'S REPORT – Director Robertson reviewed the financials for the month of March.

B. COMMITTEE REPORTS

1. ACC COMMITTEE – Director Don Hughes reviewed the ACC activity for the month of March

- a. 42 Active permits
- b. Attorney is evaluating options on deed restriction violations

2. PLANNING & DEVELOPMENT COMMITTEE – GM Ernie Moore reported that after the Public Hearing, the committee decided to refer the recommendation that was made to the Board.

3. ROADS COMMITTEE – Director Waddill reported

- a. Property Owners on Fairway all contributed equally toward the cost of the road
- b. Road paving project on Patio Drive begins today and prep work for Dogwood begins this week
- c. Lakefront South property owners are ready to sign up
- d. Meadowood edges will be repaired soon.

4. HOSPITALITY COMMITTEE – Director Waddill reported

- a. Hotel income above budget
- b. Restaurant carpet bids reviewed
- c. Pool deck has been revamped and will be painted
- d. Putt-putt golf course grassburs will be taken care of
- e. Campground work progressing with inside circle near completion

5. WILDLIFE COMMITTEE – Lynn Griffith reported

- a. Spring planting complete
- b. Club will not proceed with hunting hogs with firearms
- c. Mr. Griffith will present estimates for purchasing traps

6. GOLF COURSE COMMITTEE – GM Moore stated that the committee held their first meeting this month. Discussion included:

- a. Trees taken down to make the course more playable
- b. Golf Course marking partially done with white stakes to mark boundaries
- c. D.D. Williamson suggested trailer parking to left area

7. BEAUTIFICATION COMMITTEE – Director Waddill stated that the committee is in the process of working on plans.

C. PRESIDENT’S REPORT – Nothing to report

D. GENERAL MANAGER’S REPORT

- 1. GM Moore reviewed a letter sent to the Post Master General
- 2. A copy of the oil sand chemical make up is available at the Welcome Center
- 3. Lake Task Force has scheduled a fishing tournament for May 17th & 18th
- 4. The building analysis is complete and more information will be available soon.

VII. OLD BUSINESS

A. RECONSIDERATION OF HOG HUNTING REQUEST – WILDLIFE COMMITTEE – Previously discussed

VIII. NEW BUSINESS

A. PROPOSED EMPLOYEE HANDBOOK CHANGE – CONSIDERATION & POSSIBLE ACTION – GM Moore read the following proposed Employee Handbook change:

Currently Reads: Performance evaluations are scheduled during October and November of every year.

Proposed Change: Performance evaluations are scheduled annually

Director Waddill made a motion to approve, seconded by Director Guilford and the Board voted unanimously in favor.

B. STERLING SECURITY CONTRACT – CONSIDERATION & POSSIBLE ACTION – GM Moore discussed the Sterling Security Contract and stated that the Lake Task Force had reviewed and approved it. Director Guilford made a motion to approve the contract, seconded by Director Don Hughes and the Board voted unanimously in favor.

- C. PROPOSED NEW GOLF COURSE FEES – CONSIDERATION & POSSIBLE ACTION** – GM Moore reviewed the new Golf Course Fees Proposal. Copies are available at the Welcome Center. Director Waddill made a motion to accept the proposal, seconded by Director Guilford and the Board voted unanimously in favor.

IX. MEMBERS TO BE HEARD

- A. Bill Johnston – Fishing tournament bass up to 15”
- B. R.D. Kizer – Corrected false information
- C. Mrs. Rigsby – Reported road work needed on Post Oak
- D. Dan Dawson – Suggested white rock at rig by VFD
- E. Property Owner – Reported road work needed on Green Ash

- IX. ADJOURN** – Director Ed Hughes made a motion to adjourn, seconded by Director Don Hughes and the Board voted unanimously in favor.

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____