

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES, INC.
BOARD OF DIRECTORS MEETING
Thursday, April 24, 2008
OPEN SESSION 7:00 P.M. - TONKAWA ROOM

MINUTES

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

ABSENT: Gib Kizer

I. CALL TO ORDER – Director Robertson

II. INVOCATION – Dr. Chuck Isbell

III. APPROVAL OF AGENDA – Approved with the following changes:

1. Item VI. C. will be referred to the Finance Committee
2. Item VI. A. will be delayed for review
3. Add item VI. D. Resignation

Director Guilford made a motion to accept changes to the Agenda, seconded by Director Waddill. The Board voted unanimously in favor.

IV. COMMUNICATIONS

A. TREASURER'S REPORT – Director Rader reviewed the Financials for the month of March.

B. COMMITTEE REPORTS

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

- a.. Working with the State regarding wells & septic systems
- b. Attorney reviewing options on Deed Restriction violations
- c. Construction growth
- d. 42 Active permits

2. PLANNING & DEVELOPMENT COMMITTEE – Director Robertson stated that the committee has referred the proposal for adjusted transfer fees to the Board. This will be discussed at a later date.

3. ROADS COMMITTEE – Director O'Brien reviewed road progress.

- a. Meadowood is under repair
- b. Dogwood and Patio Circle will be paved
- c. New yellow striping on road
- d. Oil Sand will be used for upcoming road projects

4. HOSPITALITY COMMITTEE – Charlotte Waddill reported

- a. Restaurant carpet to be installed within two weeks
- b. Restaurant chairs will be upholstered and refinished
- c. Restaurant has less of a loss this quarter
- d. Pool decking repaired

e. Pool will open weekends in May from 10:00 a.m. to 10:00 p.m.

Pool & Teen Center open every day starting May 23rd

10:00 a.m. – 10:00 p.m.

- f. Hotel upgrades include some furniture, microwaves and refrigerators
- g. Hotel offering free continental breakfast
- h. Miniature Golf Course is ready for summer

5. WILDLIFE COMMITTEE – Nothing to report.

6. GOLF COURSE COMMITTEE – GM Moore reported

- a. Pro Shop trailer parking has moved & area restriped
- b. Golf Course in process of boundaries being staked
- c. Committee consensus is that golf lessons at driving range are a service to the community
- d. Committee meets 3rd Wednesday of month at 3:00 p.m.
- e. Lefty Righty Tournament to take place this week

7. BEAUTIFICATION COMMITTEE - Nothing to report

8. AIRPORT COMMITTEE – Nothing to report

C. PRESIDENT’S REPORT – Nothing to report

D. GENERAL MANAGER’S REPORT – GM Ernie Moore reported

- a. Lake Task Force Fishing Tournament on May 17 and May 18
- b. Sterling Security will patrol Memorial Day weekend through Labor Day weekend. Contract approved
- c. Road work in progress for Patio Circle and Dogwood
- d. Pool work is complete and came in under budget
- e. Committee volunteers are appreciated
- f. Restaurant paying close attention to rising food costs
- g. Hilltop Lakes staff appreciated

V. OLD BUSINESS - None

VI. NEW BUSINESS

A. CLARIFICATION OF MAINTENANCE FEE ASSESSMENT ON ADDITIONAL LOTS – DISCUSSION & POSSIBLE ACTION – Delayed for review

B. CONSIDERATION & POSSIBLE ACTION TO ESTABLISH LATE CHARGES FOR MAINTENANCE FEES – Director Waddill made a motion to change the language in the realtor packets from \$5.00 late charge on maintenance fee payments to \$15.00. Director Guilford seconded. Director Rader made a motion to table and send to the Finance Committee, seconded by Director Guilford and the Board voted unanimously in favor.

C. CONSIDERATION & POSSIBLE ACTION ESTABLISHING EARLY PAYMENT DISCOUNT FOR MAINTENANCE FEES – referred to Finance Committee

D. RESIGNATION – Director Robertson stated that Director Gib Kizer has resigned from his position on the Board of Directors and Committees effective immediately. Director Robertson asked for recommendations for the Planning & Development Committee.

VII. MEMBERS TO BE HEARD

- A. S. Colburn
- B. R.D. Kizer
- C. R. Schiamara

VIII. ADJOURN – Director Rader made a motion to adjourn, seconded by Director Guilford.
The Board voted unanimously in favor.

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____