

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, MAY 13, 2008
OPEN SESSION 2:00 P.M. – TEJAS 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: None

I. CALL TO ORDER – Ben Robertson

II. INVOCATION – Don Hughes

III. APPROVAL OF AGENDA - Approved

IV. APPROVAL OF MINUTES – April 15th and April 24th

V. COMMUNICATIONS

A. TREASURER'S REPORT – Director Rader reviewed the financials for the month of April.

B. COMMITTEE REPORTS

1. ACC COMMITTEE – Director Don Hughes reported on the ACC Activity for the month of April.

- a. Commended last year's committee
- b. Builders required to register homes
- c. Builders required to hire a licensed contractor
- d. Solving legal issues to resolve with guidance of an attorney
- e. Active permits same as March with one new home approved

2. PLANNING & DEVELOPMENT COMMITTEE – No report at this time.

3. ROADS COMMITTEE – Director O'Brien gave a report regarding roads

- a. Over a mile of road has been paved
- b. Roads being paved are oil sand & some are asphalt
- c. Positive response from Property Owners on recently paved roads
- d. Road striping will continue with white stripes to be added on sides
- e. Pugmill is partially in place

- 4. HOSPITALITY COMMITTEE** – Director Waddill reported
 - a. Phase I of the campground is complete
 - b. Restaurant loss was only \$3000 last month
 - c. Rising cost of food & delivery service
 - d. Overlook is working closely with the Kickapoo Club
 - e. Restaurant will supply food to the Teen Center this summer
 - f. Carpet to be installed during the first week of June
 - g. Fabric has been chosen for chairs
 - h. Hotel rooms are filling up

- 5. WILDLIFE COMMITTEE** – Ed Hughes reported
 - a. Committee building small traps and bird houses with children involved

- 6. GOLF COURSE COMMITTEE** – GM Moore reported
 - a. Following USGA Turf Specialist – will use one side only of cart path each month
 - b. Progress will be assessed in a month
 - c. Discussing moving the ladies' t-boxes temporarily to try before permanently moving. This would make the course more player friendly
 - d. Next meeting will take place on the golf course
 - e. D.D. Williamson & the Golf Course Maintenance crew continue to do a great job.

- 7. BEAUTIFICATION COMMITTEE** - No report at this time.

- 8. AIRPORT COMMITTEE** – Lee Allen reported
 - a. Problem with individual taking off & landing in middle of night
 - b. Airport usage guidelines proposal will be presented at next meeting

- 9. LAKE TASK FORCE** – Bill Johnston reported
 - a. Bass harvest tournament scheduled for this weekend
 - b. Materials on order for repair of Tonkawa pier
 - c. Concrete path to pier at Tonkawa has been installed

- C. PRESIDENT'S REPORT** – No report at this time

- D. GENERAL MANAGER'S REPORT** – GM Moore reported
 - a. Cooperation on the treatment of the greens appreciated
 - b. Sand near General Maintenance will be used for roads
 - c. Work on dam has resumed with possible completion in 6 months
 - d. GM will speak at Hilltoppers this month
 - e. Hilltop Lakes staff commended for work and attitude

VII. OLD BUSINESS

- A. CONSIDERATION & POSSIBLE ACTION ON A RESOLUTION CONCERNING MAINTENANCE FEES** – Director Rader made a motion that the resolution defining the Homestead Exemption as four contiguous lots with one house located on them, exempting the Homestead from multiple maintenance fees, confirming the delinquent maintenance fee late charge at \$15.00 immediately, and increasing it to \$20.00 effective January 1, 2009 be approved. The motion was seconded by Director Don Hughes and the Board voted unanimously in favor.
- B. CONSIDERATION & POSSIBLE ACTION CONCERNING ELIMINATING DISCOUNT FOR EARLY PAYMENT OF MAINTENANCE FEES** – Director Rader made a motion that the \$25.00 discount for early payment of maintenance fees be eliminated effective with the next budget cycle. The motion was seconded by Director Guilford and passed with Director Woods and Director Ed Hughes voting against and all others in favor.

VIII. NEW BUSINESS

- A. CONSIDERATION & POSSIBLE ACTION CONCERNING COMPLETING THE FENCE ALONG HIGHWAY 3** – Director Woods made a motion to move \$10,000.00 from the maintenance budget to complete the fence along Highway 3, seconded by Director Ed Hughes and the Board voted unanimously in favor.
- B. CONSIDERATION & POSSIBLE ACTION CONCERNING ADDITIONS TO PLANNING & DEVELOPMENT COMMITTEE** – Director Guilford made a motion to add Gene Dretke and Theo Webb, Chair to the Planning and Development Committee, seconded by Director Rader and the Board voted unanimously in favor.
- C. DISCUSSION OF BOARD MEETING PROCEDURE** – Director Robertson stated that when members request to speak at a Board meeting, personal issues or attacks will not be allowed.

Director Woods stated that there are roads 13 to 14 feet wide. Recommended a minimum of 16 feet.

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

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____