

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES, INC.
BOARD OF DIRECTORS MEETING
THURSDAY, MAY 22, 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: Director O'Brien

I. CALL TO ORDER – Director Robertson

II. INVOCATION – Dr. Chuck Isbell

III. APPROVAL OF AGENDA - Approved

IV. 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

- a. Committee has met three times this month
- b. Commended last year's committee and Dennis Pruitt
- c. Inspections started on new homes built
- d. All contractors must be licensed beginning 09-01-08
- e. Economy doesn't seem to be affecting building growth here at Hilltop
- f. Thirteen permits for new homes

2. PLANNING & DEVELOPMENT COMMITTEE – Theo Webb, Chair, reported

- a. New members on committee are Gene Dretke and Theo Webb, Chair
- b. Discussing what we want to be and accomplish
- c. Facilities and financing

3. ROADS COMMITTEE – Charlotte Waddill, Co-Chair, reported

- a. Over one mile has been paved with asphalt
Dogwood and Blossom
- b. Casper will have repairs and some paving
- c. Patio Circle to be paved soon
- d. Other streets to be paved are Lakefront, Lakeland, Jamaica and Hawaii and Golfclub

- 4. HOSPITALITY COMMITTEE** – Director Waddill reported
 - a. Pool will be open from 10:00 a.m. to 10:00 p.m. this summer
 - b. Hotel above budget by \$12,000.00
 - c. Hotel added refrigerators and microwaves to all rooms
 - d. New furniture on order for Hotel
 - e. Hotel has room set up to offer continental breakfast to guests
 - f. Campground Phase 1 complete
 - g. Property Owners appreciated for help with campground
 - h. Restaurant lost less than \$4,000.00 in April even with the rising food costs
 - i. Restaurant and bar working closely together
 - j. Restaurant carpet to be delivered tomorrow and will be installed on a Monday and Tuesday while restaurant is closed
 - k. Stacie Childress will be back to work on June 6th

- 5. WILDLIFE COMMITTEE** – Nothing to report at this time.

- 6. GOLF COURSE COMMITTEE** – GM Ernie Moore reported
 - a. Cooperation on using cart path only on #9 and #17 appreciated
 - b. Committee met yesterday and discussed leveling and widening t-boxes as well as clearing and trimming trees.

- 7. BEAUTIFICATION COMMITTEE** – Nothing to report at this time

- 8. AIRPORT COMMITTEE** – Will discuss Agenda item under New Business

- 9. LAKE TASK FORCE** – Gene Dretke, Chair, reported
 - a. Catch & Release – we have several thousand pounds of overstocked fish.
 - b. Tournament resulted in 165 lbs. of fish being taken from lakes.
 - c. Need to reduce Tonkawa by 1500 lbs., Swan by 400 lbs. and Cherokee by 675 lbs.
 - d. Tournament had 36 people enter and there will probably be more tournaments to come
 - e. Handicap fishing ramp with concrete and a guardrail is now complete and available for use

- C. PRESIDENT’S REPORT** – Director Robertson reported
 - a. Recent Property Owner has made a deal with Verizon to erect cell tower for Hilltop Lakes. This is a private endeavor between the Property Owner and Verizon. This will be an agenda item at the next Board Meeting

- D. GENERAL MANAGER’S REPORT** – GM Ernie Moore reported
 - a. Committees are in place and are regularly meeting
 - b. Employee evaluations are coming up
 - c. Umbrellas have been ordered to help shade more area at pool
 - d. Hotel now has wireless internet
 - e. GM Moore read “How Old is Grandpa?”

V. **OLD BUSINESS** - None

VI. **NEW BUSINESS**

- A. **CONSIDERATION & POSSIBLE ACTION – REVISED AIRPORT GUIDELINES** – GM Moore read the Hilltop Lakes Airport Guidelines. Director Waddill made a motion to approve the guidelines, seconded by Director Guilford. Director Waddill asked that the guidelines be amended on #2 to add golf carts to list of items not allowed on runway, run-up areas or tie down pads. The Board voted unanimously in favor. Copies of the guidelines are available at the Welcome Center upon request.

- B. **CONSIDERATION & POSSIBLE ACTION – AMENDMENT TO EMPLOYEE HANDBOOK** – GM Ernie Moore presented an Employee Handbook Change Proposal regarding funeral leave. Copies are available at the Welcome Center upon request. Director Rader made a motion to approve the change, seconded by Director Woods and the Board voted unanimously in favor.

- C. **CONSIDERATION & POSSIBLE ACTION CONCERNING OPENING RANCHVIEW ENTRANCE INTO HILLTOP LAKES FROM HIGHWAY 3** – Director Waddill made a motion to open Ranchview entrance into Hilltop Lakes from Highway 3, seconded by Director Ed Hughes. Director Robertson stated that we will extend white vinyl fence along Highway 3. Director Rader made a motion to table this until the next meeting, seconded by Director Woods. Director Waddill and Director Ed Hughes voted against with all others voting in favor.

VII. **MEMBERS TO BE HEARD**

- A. Nora Griffis – Constitutional right to speak
- B. Brad Hipple – Deed Restrictions
- C. Vicky Sullivan – Collection of past due maintenance fees

VIII. **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:** _____