

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, JULY 15, 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, Bill Johnston, Ernie Moore and Donna Williams

ABSENT: None

I. CALL TO ORDER – Director Robertson

II. INVOCATION – Dr. Chuck Isbell

III. APPROVAL OF AGENDA – Approved with change made to move Item A. under VII. Old Business, Eagle Disposal to the beginning of the Agenda.

IV. APPROVAL OF MINUTES – Approved

V. OLD BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – REQUESTED RATE INCREASE FROM EAGLE DISPOSAL COMPANY – Tim Henderson of Eagle Disposal presented a request for increase due to increased fuel costs. He stated that the trucks run 70 hours each month in Hilltop Lakes and burn 5 gallons of fuel each hour. An additional charge of \$1.28 is requested. Director Waddill made a motion to accept the request, seconded by Director Ed Hughes and the Board voted unanimously in favor. The increase will go into effect on August 1, 2008.

VI. COMMUNICATIONS

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

B. COMMITTEE REPORTS

1. ACC COMMITTEE – Director Hughes reported on the ACC activity for the month of June.

- a. Water well approval
- b. Property Owners commended for cooperation on permitting
- c. Legal costs under budget this year
- d. 48 Active permits; 16 are new homes; 6 are extensions

- 2. PLANNING & DEVELOPMENT COMMITTEE** – Theo Webb reported
- a. Committee has discussed facilities over past several weeks
 - b. Most buildings are in need of replacement
 - c. Possibility of remodeling the Lodge
 - d. Facilities should be utilized for the residents
- 3. ROADS COMMITTEE** – Director O'Brien reported
- a. 1 ½ miles of asphalt surfacing complete for the year
 - b. Oil Sand purchased in advance to carry over to next year
- GM Moore added:
- c. Significant repairs on Warrior & Country Place are holding up well
 - d. Chip seal streets are in need of repair
 - e. Oil sand road projects beginning first of August
- 4. HOSPITALITY COMMITTEE** – Director Waddill reported
- a. Restaurant chairs in process of being recovered
 - b. Hotel customers in the month of June were mostly non-property owners
 - c. Ruthie Lee has done a great job with the pool landscaping
 - d. Hotel is full for weekends and many weekdays
- 5. WILDLIFE COMMITTEE** – Lynn Griffith reported
- a. Traps for hogs are set
 - b. Renters are allowed to join club, Lynn Griffith will review maintenance fees
- 6. GOLF COURSE COMMITTEE** – GM Moore reported
- a. Cart path only on each side
 - b. Pump is working after several weeks of problems
 - c. Committee meets tomorrow at 3:00 p.m. in the GM Office
- 7. BEAUTIFICATION COMMITTEE** – GM Moore reported
- a. Ruthie Lee is on staff and staying busy
 - b. Ruthie will organize volunteers
- 8. AIRPORT COMMITTEE** – No report at this time
- 9. LAKE TASK FORCE** – GM Moore reported
- a. Copy of report given to all Board Members
- C. PRESIDENT'S REPORT** – Nothing to report at this time.

- D. GENERAL MANAGER’S REPORT** – GM Moore reported
- a. Mid-year report “State of the Hill” to be given at next Board meeting
 - b. Commended staff & volunteers on work done during week of Granny Camp
 - c. “Daily on the Hill” section of website is getting 100 hits each day
 - d. Roads are being prepared for oil sand
 - e. In process of renewing Post Office contract – asking for increase in salary, rent and utilities

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION – APPOINTMENT OF BILL JOHNSTON TO THE UNEXPIRED P.O.A. BOARD TERM OF GIB KIZER** – Director Rader made a motion to appoint Bill Johnston to fulfill Gib Kizer’s unexpired term, seconded by Director Guilford and the Board voted unanimously in favor.
- B. CONSIDERATION AND POSSIBLE ACTION – CONCERNING REQUEST FROM HILLTOP LAKES CHAPEL FOR APPROVAL OF ESTABLISHING A ST. JOSEPH REGIONAL MEDICAL CLINIC AT 10 HILLTOP DRIVE** – Tony Taylor reported.
- a. Past group, Hypocrites, could no longer sustain and shut down.
 - b. Tony Taylor and John Neukom have spoken with St. Joseph
 - c. St. Joseph plans for Hilltop Lakes to be one of two new clinics in the county.
 - d. Hypocrites is owned by TAMU Health Science Center. They can only lease for one year and billing can become a problem.
 - e. St. Joseph agreed that one possible good site for a new clinic would be #10 Hilltop Drive
 - f. Deed Restrictions taken to ACC Committee would require variance
 - g. St. Joseph has committed to 21 clinics by 2010.
- C. CONSIDERATION AND POSSIBLE ACTION – RESOLUTION REQUIRING ALL UTILITY PROVIDERS TO SUBMIT PLANS AND RECEIVE APPROVAL BEFORE EXTENDING ANY SERVICE IN THE HILLTOP LAKES’ EASEMENTS** – Director Waddill made a motion to require that utility providers submit plans & receive approval from the General Manager before extending any service in Hilltop Lakes easements and any common property. Director Rader seconded the motion and the Board voted unanimously in favor.

D. REQUEST FROM GENERAL MANAGER TO TRANSFER FUNDS FROM THE SWIMMING POOL REPAIR CAPITAL BUDGET TO PURCHASE CARPET FOR MAGNOLIA ROOM – Director Rader made a motion to authorize the General Manager to spend funds and purchase patio furniture up to \$5,000.00 out of the pool deck repair fund. The motion was seconded by Director Don Hughes and Director Johnston voted present with all others voting in favor.

E. CONSIDERATION AND POSSIBLE ACTION ON NEW HOME CONSTRUCTION TIMELINE – Director Don Hughes made a motion that effective July 15, 2008 all new home construction permits require the house to be completed (capable of occupancy) no later than twelve (12) months from the date of the initial permit approval. This requirement includes one (1) 6 month permit extension beyond the original 6 months at no additional cost. Thereafter, the cost of each permit extension doubles from the previous permit extension cost. The initial permit cost is currently \$1,500.00. Therefore, beginning with permit extension number two (2), the cost will be \$3,000.00 and double each time an additional 6 month permit extension is required/approved.

Director Don Hughes amended the motion to add: a \$65.00 maintenance fee will be charged when house is occupied or capable of being occupied as determined by the ACC Committee. Director Waddill seconded the motion and the Board voted unanimously in favor.

A Property Owner questioned the status of the cell phone tower. The concrete has been poured and will cure for two weeks. The tower should be in place in the beginning of August.

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:** _____