

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES, INC.**  
**BOARD OF DIRECTORS MEETING**  
**THURSDAY, JULY 24, 2008**  
**OPEN SESSION – 7:00 P.M. – TONKAWA ROOM**

**MINUTES**

**PRESENT:** Don Hughes, Farrell Rader, Charlotte Waddill, Harold O'Brien, Murry Guilford, Ed Hughes, Bill Johnston, Ernie Moore and Donna Williams

**ABSENT:** Ben Robertson and Roy Woods

**I. CALL TO ORDER** – Director Don Hughes

**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 June.

**B. COMMITTEE REPORTS**

**1. ACC COMMITTEE** – Director Don Hughes reported

- a. Intent of committee is to keep property values up and deed restrictions consistent
- b. Personal water wells
- c. TCEQ authority delegated to Mid East Texas Groundwater
- d. Commended property owners for following deed restriction enforcement
- e. Under budget this year on legal expenses
- f. Proposal passed at last meeting limiting length of new home construction
- g. Currently 48 active permits; 16 new home & 6 extensions

**2. PLANNING & DEVELOPMENT COMMITTEE** – Theo Webb

- a. Committee has been charged by the Board of Directors to address immediate needs on facilities
- b. Will be addressing buildings in poor shape and will establish priorities for replacing
- c. Discussed options for generating funds
- d. Grants are not an option
- e. Administration building in critical condition

- f. Considering a building to house Administrative Staff, Post Office and rooms similar to the Tejas Room
- g. Possibility of a retail building if wet-dry issue passes
- h. Conditions of the Pro Shop building are a concern
- i. An Engineer has reviewed the conditions of the buildings
- h. Committee is meeting on a weekly basis

- 3. ROADS COMMITTEE** – Director O’Brien reported
- a. Approximately two miles of asphalt paving complete
  - b. Purchased oil sand in advance with County Commissioner Dean Player
  - c. Currently have enough oil sand for two to three miles of new road or for repairs

- 4. HOSPITALITY COMMITTEE** – Director Waddill reported
- a. Wet-dry election November 4<sup>th</sup>
  - b. Stacie updates website section “Daily on the Hill” every morning
  - c. Stacie is working on new menu for restaurant
  - d. Banquet & meeting rooms brought in more this year than last
  - e. Motel occupied 37% - 81%
  - f. Motel now offers free continental breakfast
  - g. Fryer has been replaced at restaurant and steam table ordered
  - h. Restaurant is in process of replacing china and flatware
  - i. Food and delivery costs have increased

- 5. WILDLIFE MANAGEMENT CLUB** – Lynn Griffith reported
- a. Yearly deer count began and will continue for eight weeks
  - b. Club members will be spotlighting to count deer every Wednesday night in August

- 6. GOLF COURSE COMMITTEE** – GM Moore reported
- a. Committee will meet next Wednesday at 3:00 p.m.
  - b. Saturday’s tournament brought in \$4,000.00
  - c. Pump and irrigation problems solved

- 7. BEAUTIFICATION COMMITTEE** – Director Waddill reported
- a. Ruthie Lee has completed flowerbeds at the front gate, fountain at the Lodge and the Welcome Center

- 8. AIRPORT COMMITTEE** – Nothing to report at this time

- 9. LAKE TASK FORCE** – Nothing to report at this time

- C. PRESIDENT’S REPORT** – Director Don Hughes reported
- a. Thank you note from Marla Spittler and Glenda Dretke to staff and volunteers for their help with Granny Camp

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- A. P.H.I. HELICOPTER PRESENTATION** – LouEva Clark gave a presentation regarding emergency service to Hilltop Lakes. Information is available at the Welcome Center.
- B. CONSIDERATION & POSSIBLE ACTION – AMENDING GOLF COURSE RULES** – Director Waddill made a motion to make changes needed to update the Golf Course Procedures, seconded by Director Rader and all voted unanimously in favor.
- C. CONSIDERATION & POSSIBLE ACTION – EMPLOYEE HANDBOOK CHANGE** – GM Moore proposed that the following be added to the Employee Handbook, pg. 14, section P.: Employees are prohibited from using office equipment including, but not limited to, copiers, computers and fax machines for personal business. Director Rader made a motion to add this information to the Handbook, seconded by Director Waddill and the Board voted unanimously in favor.

**VII. GENERAL MANAGER’S REPORT** – GM Moore gave a presentation regarding the Hilltop Lakes 2008 Mid-Year Report. Copies are available at the Welcome Center.

**VIII. MEMBERS TO BE HEARD**

- a. Property Owner, Brad Hipple, discussed his opinion on the need for the hotel at Hilltop Lakes.

Director Waddill added that Officer Gerald Powell has received many complaints regarding speeding and stop signs being run. They will be issuing tickets.

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

**PREPARED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**APPROVED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_