

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Tuesday, August 12, 2008**  
**OPEN SESSION 2:00 P.M. - TEJAS ROOM**

**MINUTES**

**PRESENT:** Ben Robertson, Don Hughes, Farrell Rader, Charlotte Waddill, Ed Hughes, Roy Woods, Bill Johnston, Ernie Moore and Donna Williams

**ABSENT:** Harold O'Brien, Murry Guilford

**I. CALL TO ORDER** – Director Robertson

**II. INVOCATION** – Director Don Hughes

**III. APPROVAL OF AGENDA** - Approved

**IV. APPROVAL OF MINUTES** – July 15<sup>th</sup>, July 24<sup>th</sup> and July 31<sup>st</sup> - Approved

**V. COMMUNICATIONS**

**A. TREASURER'S REPORT** – Director Rader reported that the financials for the month of July are not ready at this time.

**B. COMMITTEE REPORTS**

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

- a. Committee meets the 2<sup>nd</sup> Tuesday of every month at 8:00 a.m. in the Tejas Room
- b. Commended Property Owners on cooperation with Deed Restrictions
- c. Resolving violations guided by legal counsel with legal expenses under budget
- d. State requirement that new home construction must be registered will be in effect September 1<sup>st</sup>
- e. Commended Dennis Pruitt and the ACC Committee for their insight regarding new state requirements
- f. State requirement that home remodeling must be registered will be in effect September 1<sup>st</sup>
- g. Construction Inspector will be attending seminar and reporting to the ACC Committee
- h. Currently 41 active permits with at total of 11 new homes in 2008

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

- a. Committee meets every Thursday at 3:00 p.m.
- b. Discussion of three possible sites for relocation of track and stables

- 3. ROADS COMMITTEE** – Director Waddill reported
  - a. Oil sand work will resume soon
  - b. Lakeland Drive and Lakefront have been prepped for paving
  - c. Casper is complete. Possible request in future that it be a one way street
- 4. HOSPITALITY COMMITTEE** – Director Waddill reported
  - a. Hotel will be charged for fire hydrant
  - b. Campground reservations have slowed down
  - c. Restaurant freezer problems responsible for a \$600 loss & repair charges
  - d. Restaurant purchased new china & flatware
  - e. New steam table & coffee machine installed
  - f. Health Department inspection score of 97

Director Ed Hughes suggested scheduled preventative maintenance for the cooler & freezer.

- 5. WILDLIFE MANAGEMENT CLUB** – Lynn Griffith reported
  - a. Total of 16 hogs caught
  - b. Most traps are set by the driving range and 2 by #16 on Fairway
  - c. Meeting scheduled tomorrow with Wildlife Control Club to discuss concerns for golf course, yards and safety
  - d. Spotlights will be used at night to count deer
- 6. GOLF COURSE COMMITTEE** – GM Ernie Moore reported
  - a. Committee meets next Wednesday at 3:00 p.m.
  - b. Discussing priorities, upgrades to system, new greens and 2009 budget requests
  - c. Possible fund raiser to replace ice machine at golf course
- 7. BEAUTIFICATION COMMITTEE** – GM Ernie Moore reported that he will coordinate with Ruthie Lee to enlist volunteers
- 8. AIRPORT COMMITTEE** – Nothing to report at this time
- 9. LAKE TASK FORCE** – Nothing to report at this time

Director Johnston requested follow up on signs regarding removal of bag limits.

- C. PRESIDENT'S REPORT** – Director Robertson reported  
Director Robertson stated that the Board of Directors is not taking a position regarding the upcoming liquor vote. Director Johnston added that the Kickapoo Club will also not be taking a position.

- D. GENERAL MANAGER'S REPORT** – GM Ernie Moore reported
- a. Lakefront & Lakeland are ready for oil sand
  - b. In process of rebuilding web page
  - c. A-1 Fire & Safety will evaluate fire suppression system on Friday. Researching better way than pumping from pool for water supply. Water Department can supply 600 gallons per minute.
  - d. Next month's Thursday meeting special reporting
  - e. Last month reported on income & expenses broken down to show where maintenance fee dollars were spent
  - f. Next month discussing plans and needs
  - g. Next month discussing opinions on what Property Owners think is important

**VII. OLD BUSINESS**

- A. CONSIDERATION & POSSIBLE ACTION – DOMESTIC ANIMAL CONTROL COMMITTEE**
- a. Director Bill Johnston and Director Ed Hughes have volunteered. Director Johnston will Chair the Committee and return to the Board with recommendations for membership. Director Rader made a motion to establish a domestic animal control committee, seconded by Director Waddill and the Board voted unanimously in favor.
  - b. Director Johnston read the Domestic Animal Control guidelines and asked that the Board support in adjudicating & policing.

**VIII. NEW BUSINESS**

- A. CONSIDERATION & POSSIBLE ACTION – APPOINTMENT CONFIRMATION OF KENT GILCHREST AND ERIC LUNDQUIST TO PLANNING & DEVELOPMENT COMMITTEE** – Director Waddill made a motion to confirm Kent Gilchrest's and Eric Lundquist's appointment to the Planning & Development Committee, seconded by Ed Hughes and the Board voted unanimously in favor.
- B. CONSIDERATION & POSSIBLE ACTION – JULIANNE KREGER APPEALING ACC RULING** – Property Owner, Julianne Kreger requested reconsideration of an ACC ruling regarding a fence. Director Robertson asked for a motion to overturn the ACC's decision on this issue and there was none.
- C. PRESENTATION FROM PASTOR TONY TAYLOR AND DISCUSSION OF POSSIBLE LOCATION OF ST. JOSEPH RURAL CLINIC AT HILLTOP LAKES** - Tony Taylor stated that St. Joseph is willing to make a long-term commitment for a clinic at Hilltop Lakes. Previous mobile clinic was not sustainable due to logistics. Negotiations are underway with a doctor who plans to move to the area. Discussions continue on location for the clinic. St. Joseph chose Hilltop Lakes because of the level of interest. Director Robertson added that St. Joseph is ready to sign a five-year contract. St. Joseph will need an answer on whether or not Hilltop Lakes is willing to provide a space for this with money to be recouped within five years. A possible location would be at Highway 3 and Hilltop Drive. Discussed preliminary plans for a building and a need for paved areas.

Bobby Horn stated that the burn ban has been lifted but cautioned everyone to be careful with burning.

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

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

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