

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, August 14, 2008**  
**OPEN SESSION 7:00 P.M. – TONKAWA ROOM**

**MINUTES**

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

**ABSENT:** None

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

**II. INVOCATION** – Director Don Hughes

**III. APPROVAL OF AGENDA** – Approved with change to move General Manager's Report to the end.

**IV. COMMUNICATIONS**

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

**B. COMMITTEE REPORTS**

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

- a. The Committee meets every Tuesday at 8:00 a.m. in the Tejas Room
- b. Property Owners commended for cooperation with Deed Restrictions
- c. Under budget on legal expenses for guidance in legal issues
- d. Texas Residential Construction Commission, TRCC requiring that all new homes be registered with the State effective September 1<sup>st</sup>. Registration for remodeling will also go into effect on this date.
- e. Currently 41 active permits with 11 new homes built in 2008

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

**3. ROADS COMMITTEE** – Director Waddill reported

- a. Lakefront Drive is ready for oil sand and Lakeland will soon be ready
- b. Those property owners who are interested in having their roads paved in the future need to begin putting funds together now. Watch Daily on the Hill for more information.

**4. HOSPITALITY COMMITTEE** – Director Waddill reported

- a. Fire hydrant expense for hotel was \$5,000.00
- b. New furnishings have been placed in the Villas
- c. Utility costs have risen
- d. Campground reservations have decreased
- e. Restaurant has new carpet, steam table, coffee machine and tea equipment
- f. Freezer being out caused a loss of \$600.00

- g. Activities for the month of July included Granny Camp, Independence Day Celebration, 5 family reunions & 2 band camps
- h. Pool has been busy & will remain open on weekends once school starts

- 5. WILDLIFE MANAGEMENT CLUB** – Ed Mardis reported
  - a. Spotlights will be used for counting deer at night on the next two Wednesday nights.
  - b. Hogs have become a big problem throughout the state
- 6. GOLF COURSE COMMITTEE** – GM Moore reported
  - a. The committee will meet Wednesday in the Tonkawa Room
  - b. Prioritizing budget items: equipment, repairs to golf course and irrigation system, buildings and leveling tee boxes
- 7. BEAUTIFICATION COMMITTEE** – GM Moore reported
  - a. Ruthie Lee will be organizing volunteers for fall
- 8. AIRPORT COMMITTEE** – Nothing to report at this time
- 9. LAKE TASK FORCE** – Nothing to report at this time
- 10. HILLTOP LAKES SECURITY** – Officer Gerald Powell reported
  - a. Currently five deputies at Hilltop: Gerald Powell, Robert Ramos, Glen Hightower, Johnny Powell and Steve Milligan
  - b. Stats for July:
    - 5151 miles driven
    - 2 tickets issued & 8 warnings
    - 2 gas thefts & 3 disturbances
    - 15 calls received
    - 1 traffic accident
    - Radar used 23 hours 14 minutes
    - 598 House checks
  - c. The State mandates that golf carts be used in the daytime only. The driver must have a license and obey all traffic laws.

**C. PRESIDENT’S REPORT** – Nothing to report at this time

**D. GENERAL MANAGER’S REPORT** – GM Moore gave a presentation regarding needs assessment for Hilltop Lakes.

Thanks to many hours worked by D.D. Williamson, we made it through the pump problems.

The A-1 Fire & Safety Engineer will be here tomorrow. Joe Teller is helping with a solution on pumping the water from the pool.

**V. OLD BUSINESS**

- A. PRESENTATION CONCERNING PROPOSED RURAL HEALTH CARE FACILITY AT HILLTOP LAKES** – Pastor Taylor was unable to attend. Director Robertson stated that St. Joseph operates the clinic in Normangee as well as other rural clinics that operate under a loss. A doctor is ready to sign contract to operate the clinic five days a week and St. Joseph will lease the facility. Currently looking at the possibility of a building and lease with a guaranteed 5 year contract and 5 year option after that.

**VI. MEMBERS TO BE HEARD**

Bobby Horn asked a question regarding paying tax on certain funds not used.

Director Robertson stated that these funds were development costs passed by Belin. This will be written off against losses on the 2007 taxes.

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

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

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