

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Thursday, September 25, 2008
OPEN SESSION 7:00 P.M. - TONKAWA ROOM

MINUTES

PRESENT: Ben Robertson, Don Hughes, Charlotte Waddill, Ed Hughes, Harold O'Brien, Roy Woods, Ernie Moore and Donna Williams

ABSENT: Bill Johnston, Farrell Rader

I. CALL TO ORDER – Ben Robertson

II. INVOCATION – Don Hughes

III. APPROVAL OF AGENDA - Approved

IV. OLD BUSINESS

A. PRESENTATION BY REPRESENTATIVES OF ST. JOSEPH CONCERNING POSSIBLY LOCATING A RURAL HEALTH CLINIC AT HILLTOP LAKES – Reed Edmondson and Tony Fitzer

1. Discussed five year lease
2. Doctor Kerry Johnson plans to be in area in January
3. Doctor on premises for four half days each week
4. Basic primary care offered
5. Lab draws to St. Joseph in Bryan
6. Clinics currently in place in Normangee & Centerville
7. Medicare & Medicaid honored
8. Possibility in future of adding pharmacy & rehabilitation center
9. Clinic is provider for Scott & White insurance

V. COMMUNICATIONS

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

B. COMMITTEE REPORTS

1. ACC COMMITTEE – Director Don Hughes reviewed the ACC activity for the month of August.

- a. Committee meets 2nd Tuesday of each month at 8:00 a.m.
with other meetings scheduled as needed
- b. Appreciation to Property Owners
- c. Working on issues based on priority

- d. New home construction limits
 - 1. 12 months (2 permits with no penalty)
 - 2. September 1, 2008 State Inspection requirements
 - 3. Registration with State
 - 4. Remodeling – changes to living area or more than \$10M in cost
- e. 38 active permits; 11 active new home permits; 3 extensions

2. PLANNING & DEVELOPMENT COMMITTEE – Theo Webb reported that the committee is working on a long range program for location for maintenance buildings.

3. ROADS COMMITTEE – Director O'Brien reported that three miles of road have been paved this year and there are enough materials remaining to pave one additional mile.

- 4. HOSPITALITY COMMITTEE** – Director Waddill reported
- a. Reservations at the Hotel and Campground have started to slow down
 - b. Utilities are rising
 - c. New chairs have been ordered for Hotel
 - d. Appreciation to Arielle Ewald, Carl Johnston and restaurant staff for going above & beyond during Hurricane Ike
 - e. Repairs look good on exterior of hotel
 - f. Reviewed activities for the month
 - g. Restaurant has purchased new flatware & glassware

5. WILDLIFE MANAGEMENT CLUB - Director Ed Hughes reported that 43 hogs have been trapped. The club plans to set out a large corral trap.

- 6. GOLF COURSE COMMITTEE** – GM Moore reported
- a. The committee meets the 3rd Wednesday of each month
 - b. Meetings planned to discuss the golf course on 10/7 & 10/14 at 7:00 p.m. in the Tonkawa Room
 - c. Seed received this week

7. AIRPORT COMMITTEE – Director Waddill reported that the Annual Fly-In is scheduled for this Saturday

- 8. LAKE TASK FORCE** – Gene Dretke reported
- a. Rebuilding the pier below the Villas this Saturday 9:00 a.m. – 11:00 a.m.
 - b. Cherokee Lake pier has become unsafe. This week the decking will be removed and maintenance will add new posts. The LTF will then add a new deck.
 - c. Fishing tournament scheduled for Saturday 10/25 & Sunday 10/26. There is no registration fee. Registration begins on 10/1 at the Welcome Center or on-line.

9. HILLTOP LAKES SECURITY – Officer Gerald Powell reported.

- a. Cars driven 5,350 miles
- b. 9 warnings issued
- c. 6 citations
- d. 1 arrest
- e. 26 calls at Hilltop, 3 calls outside of Hilltop
- f. 22 hours, 19 minutes of radar
- g. 592 resident checks
- h. 10 ambulance assists
- i. Reminder that dirt bikes and 4-wheelers are not street legal

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

D. GENERAL MANAGER’S REPORT – GM Moore reported

- a. Commended volunteers for good coordination at the firestation the night before Hurricane Ike
- b. Hotel looks much better with repairs
- c. Working with Water Department to extend 6” water line form hotel to carry water for the fire suppression system at the Lodge
- d. Magnolia Room has been painted and new carpet has been installed

VI. PUBLIC HEARING TO RECEIVE INPUT FROM PROPERTY OWNERS CONCERNING RURAL HEALTH CLINIC – Property Owners were given the opportunity to ask questions regarding the possibility of a new clinic.

VII. ADJOURN – Director Guilford made a motion to adjourn, seconded by Director Waddill and the Board voted unanimously in favor.

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____