

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Thursday, October 23, 2008
EXECUTIVE SESSION 6:00 P.M. – MAGNOLIA ROOM
OPEN SESSION 7:00 P.M. TEJAS ROOM

MINUTES

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

ABSENT: None

I. EXECUTIVE SESSION

- A. CITIZEN OF THE YEAR**
- B. PERSONNEL**

II. OPEN SESSION - CALL TO ORDER – Director Robertson

III. INVOCATION – Dr. Charles Isbell

IV. APPROVAL OF AGENDA – Approved with deletion of New Business Item A to allow new Directors to be included.

V. APPROVAL OF MINUTES – SEPTEMBER 16TH & SEPTEMBER 25TH -
Approved

VI. COMMUNICATIONS

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

B. COMMITTEE REPORTS

- 1. ACC COMMITTEE** – Director Don Hughes reported on the ACC activity.
 - a. Purpose of the ACC is to enforce Deed Restrictions
 - b. Committee meets 2nd Tuesday each month at 8:00 a.m. in the Tejas Room
 - c. Problems include residents not being familiar with Deed Restrictions, illegal structures, no permits, altering common property, ignoring Deed Restrictions and taking bad advice from neighbors or contractors.
 - d. New state requirements are beginning on 09-01-08, state inspections are required and must register with TRCC when any remodeling to living area exceeds \$10,000 in cost.
 - e. Permits include 33 active, 9 active new house and 4 extensions

- 2. PLANNING & DEVELOPMENT COMMITTEE** – Theo Webb reported.
 - a. Reviewing need of maintenance facilities
 - b. Will continue planning process and present ideas to the Board

- 3. ROADS COMMITTEE** – Director O’Brien reported.
 - a. Roadwork suspended until warm weather begins in 2009
 - b. One mile of material left in stock
 - c. Appreciation to Dean Player for his help in obtaining a good price

- 4. HOSPITALITY COMMITTEE** – Director Waddill reported.
 - a. Activities have included a reunion and a wedding
 - b. Newsletter has been mailed
 - c. Holiday activities approaching
 - d. New Year’s Eve dinner, dance & breakfast tickets available beginning November 5th
 - e. Restaurant will offer Thanksgiving & Christmas meals to go
 - f. Tree Lighting & Open House on December 2nd
 - g. Restaurant furnished food for Hurricane Ike evacuees
 - h. Restaurant & Reservations both had good months
 - i. Several new chairs, tables & couches installed in hotel rooms
 - j. Outside repairs on hotel are complete and look good
 - k. Welcome Center requesting any donations of sporting equipment, putters, basketball, tennis balls and volleyballs

- 5. WILDLIFE MANAGEMENT CLUB** - Director Ed Hughes reported.
 - a. 2 hog traps purchased for Club this year were the only expense
 - b. 38 deer & 24 hogs were harvested this year
 - c. Club is building a corral trap behind the driving range
 - d. Appreciation to all who are in club
 - e. New web page hilltoplakeswmc.org

- 6. GOLF COURSE COMMITTEE** – Ernie Moore reported.
 - a. Overseeding of greens & tee boxes complete
 - b. Committee meets the 3rd Wednesday of every month at 3:00 p.m. in the Tejas Room
 - c. Discussion at last meeting on developing & adopting a charter.
 - d. Two meetings during past two weeks allowed time for audience to offer input on possible increase in trail fee. Referral will be discussed at budget time.
 - e. Golf Course is in good condition. D.D. & staff are doing a great job
 - f. Discussing running irrigation line from lake at Bear Claw to lake at Pro Shop

- 7. BEAUTIFICATION COMMITTEE** – Nothing to report at this time.

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

- 9. LAKE TASK FORCE** – Gene Dretke reported.
 - a. Free fishing tournament this weekend with fish fry on Saturday at 5:00 p.m. at the Campground Pavilion

10. HILLTOP LAKES SECURITY – Officer Gerald Powell reported.

- a. Officers have driven 4,944 miles
- b. 1 Citation and 4 warnings given
- c. 22 Calls with 3 calls off of the Hill
- d. 2 Traffic accidents
- e. 17 hours of radar time
- f. 558 security checks on homes
- g. 10 ambulance assists

C. PRESIDENT’S REPORT – Director Robertson reported.
Discussed ad that was in the Normangee Star.

Charlotte Waddill discussed facts regarding the proposed General Manager’s contract.

D. GENERAL MANAGER’S REPORT – GM Ernie Moore reported.

- a. Annual meeting scheduled for next week
- b. Oil sand roads are holding up well
- c. Appreciation to Dean Player for his help with road paving
- d. Dam project nearing completion. Engineering firm working on toe drains within the week
- e. 2009 Budget in process
- f. Fire suppression system outside Tonkawa room was red tagged. Water Department has hooked into water system, kept cost lower than original estimate and system will no longer pump from swimming pool. System will be tested tomorrow and should be complete.
- g. Credit to George Pawley for suggesting that Patrol give report each month.

VII. MEMBERS TO BE HEARD

- a. Jackie Pomeroy – Discussed stables
- b. Tommy Dancy – Questioned reasons for asking question to P.O.A. attorney
- c. Vicky Sullivan – Questions on By-Laws, Articles of Incorporation and P.O.A. attorney questions
- d. Judy Thompson – Discussed need for stables
- e. Ralph Emory – Discussed meetings being open and accessible

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

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____