

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Tuesday, December 2, 2008
OPEN SESSION 2:00 P.M. TEJAS ROOM

MINUTES

PRESENT: Don Hughes, Charlotte Waddill, Gary O’Neal, Bill Johnston, Ben Robertson, Murry Guilford, Harold O’Brien, Larry White, Ed Hughes, 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 add item on election of officers and discussion of committees.
- IV. APPROVAL OF MINUTES** – OCTOBER 14, OCTOBER 23, NOVEMBER 8 & NOVEMBER 17 – Approved
- V. SEATING OF NEW MEMBERS** – Director Larry White, Director Gary O’Neal and Director Ed Hughes
- VI. A. ELECTION OF OFFICERS**

Director Waddill nominated Director Don Hughes for President. The Board voted unanimously in favor. Director Hughes accepted and stated that he will take this position seriously and asked for help in working with the Board to make decisions in the best interest of Hilltop Lakes. He expressed his appreciation to Director Robertson for his dedication and commitment as President.

Director Roberston nominated Director Waddill for Vice President. The Board voted unanimously in favor. Director Waddill accepted.

Director Waddill nominated Director Johnston for Secretary. The Board voted unanimously in favor. Director Johnston accepted.

Director Ed Hughes nominated Director O’Neal for Treasurer. The Board voted unanimously in favor. Director O’Neal accepted.

B. COMMITTEES

Director Don Hughes listed the committees and suggested chairs. If approved he will bring back a list of suggested membership.

- 1. Hospitality Committee – Director Waddill
- 2. Finance Committee – Director O’Neal
- 3. Election Committee – Director Guilford

4. Wildlife Management Club – Director Ed Hughes
5. Planning & Development Committee – Director Robertson
6. Roads Committee – Director O’Brien
7. Golf Course Committee – Director White
8. Architectural Control Committee – Director Don Hughes

VII. SET 2009 MEETING SCHEDULE – Director Don Hughes stated that the Board will meet the 2nd Tuesday and 4th Thursday of each month. The November meeting will be held on November 7th and the December meetings will be held on December 1st & 10th.

VIII. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION CONCERNING 2009 POA BUDGET AND SETTING 2009 GOLF COURSE TRAIL FEE** – Director Hughes suggested having a workshop with the Board of Directors to discuss the budget and come back for consideration & possible action at a future meeting. The trail fee will also be discussed at the workshop.
- B. CONSIDERATION AND POSSIBLE ACTION CONCERNING A PROPOSAL FROM THE KICKAPOO CLUB TO TRANSFER CLUB MANAGEMENT TO THE POA** – Jim Finnegan proposed canceling the agreement that the Board made in 2003 to stop operating the Kickapoo Club. He proposed that the Board revert to the way the Club was previously operated by the P.O.A. A Service Agreement will be needed to include accounting, insurance, payroll and payables. After some discussion, Director Johnston made a motion to accept the recommendation from the Kickapoo Club, seconded by Director Waddill. The Board voted in favor with Director Ed Hughes, Director White and Director O’Neal voting against. Director Waddill, Director Robertson, Director Johnston, Director Guilford and Director O’Brien voting in favor.
- C. CONSIDERATION AND POSSIBLE ACTION TO ESTABLISH, FUND AND MAINTAIN A DOMESTIC ANIMAL CONTROL PROGRAM** – Director Johnston stated that he was appointed to Chair the Domestic Animal Control Committee by the Board. Director Johnston made a motion to accept the Domestic Animal Control proposal as presented by the Committee, seconded by Director Guilford and the Board voted unanimously in favor.
- D. CONSIDERATION AND POSSIBLE ACTION TO EXTEND THE GENERAL MANAGER’S CONTRACT** – Director Guilford made a motion to approve the General Manager’s contract by three years, seconded by Director Waddill and the Board voted unanimously in favor.

- E. CONSIDERATION AND POSSIBLE ACTION CONCERNING ENTERING INTO A LEASE AGREEMENT WITH ST. JOSEPH HOSPITAL FOR A RURAL HEALTH CLINIC** – Director Don Hughes stated that St. Joseph’s attorney and the P.O.A.’s attorney reviewed the agreement. Our attorney recommended language clarification. St. Joseph accepted and incorporated the changes. Director Guilford made a motion to accept the lease agreement, seconded by Director Robertson. After discussion, Director Robertson moved to table this until the next meeting for further clarification, seconded by Director White and approved unanimously.
- F. CONSIDERATION AND POSSIBLE ACTION TO RESOLVE THE QUESTION OF A DOCK CONSTRUCTED BY A PROPERTY OWNER ON COMMON GROUND AT LAKE TONKAWA** - Director Don Hughes suggested reconvening at the end of this meeting in a closed session to discuss this legal issue.
- G. REPORT FROM GENERAL MANAGER CONCERNING STABLE, ARENA AND RACE TRACK DEMOLITION PROPOSALS** – After discussion, Director Waddill made a motion to not accept proposals and refer this to the Planning Committee. Director Guilford seconded the motion and the Board voted unanimously in favor.

X. MEMBERS TO BE HEARD

Farrell Rader – Discussed consequences for violators regarding animal control

R.D. Kizer – Discussed start of a Community Garden Coop, possibly in the arena. Director Don Hughes stated that the Planning Committee will discuss to determine the site and then give suggestions to the Board

Swan Person – Questioned why the Airport Committee was not mentioned. Answer was that it is not chaired by a Board member.

Jack Stork – Stated that there are 81 dead trees and there will be a work day next Tuesday & Thursday. Volunteers are needed.

Randy Schiamara – Stated that meetings should be posted in a conspicuous location.

Bobby Horn – Discussed Kickapoo Board and membership voting. He asked the length of the General Manager’s contract. Answer was three years.

Marsha Waller – Asked the status on the lawsuit in the memo. GM Moore stated that the motion on the hearing to abate was on the 24th. The judge took it under advisement and will come back with a decision.

Nora Griffis discussed survey given to the Board regarding the St. Joseph Rural Health Clinic

Mr. Rector – Discussed the ads placed in the Normangee Star

Mr. Sullivan – Asked if votes are being taken away from the property owners. Director Don Hughes answered the nine seated Board members represent the property owners and will act in the best interest of all Property Owners.

Property Owner – Asked where people would get medication if the clinic existed. Director Waddill stated that the pharmacist who lives in Hilltop will deliver from Madisonville.

John Neukom – Stated that the Board was elected to make decisions and suggested that the community work with the Board, not against them.

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

XII. CLOSED SESSION – Director Guilford made a motion to approve the ACC recommendation authorizing the attorney to negotiate a lease with a property owner for the dock located behind his house on Lake Tonkawa. Director Waddill seconded and the Board voted unanimously in favor.

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____