

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Thursday, December 11, 2008
EXECUTIVE SESSION 6:00 P.M. - MAGNOLIA ROOM
OPEN SESSION 7:00 P.M. - TONKAWA 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. EXECUTIVE SESSION TO DISCUSS LEGAL AND CONTRACT MATTERS

II. OPEN SESSION - CALL TO ORDER – Director Don Hughes

III. INVOCATION – Director Bill Johnston

IV. APPROVAL OF AGENDA – Approved

Director Don Hughes welcomed Gary O’Neal and Larry White, two new board members, as well as Ed Hughes, returning to serve another term. Board Officers for 2009 will be Don Hughes, President, Charlotte Waddill, Vice President, Gary O’Neal, Treasurer and Bill Johnston, Secretary.

V. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION CONCERNING APPROVAL OF THE 2009 CAPITAL AND OPERATING BUDGET – Director Hughes stated that the Board had a workshop session to discuss the 2009 budget and clarify questions. GM Moore reviewed items on the capital budget. Director O’Neal made a motion to approve the budget as presented, seconded by Director Waddill and the Board voted unanimously in favor.

B. CONSIDERATION AND POSSIBLE ACTION ESTABLISHING THE 2009 GOLF COURSE TRAIL FEE – GM Moore stated that Larry White will Chair the Golf Course Committee for 2009. He stated that the Committee had two recommendations. The first would be to increase the trail fee from \$100 to \$200 for the first cart and from \$50 to \$100 for the second cart. The second suggestion would be to increase the trail fee from \$100 to \$125 for the first cart and from \$50 to \$75 for the second cart. This must be established by the Board each year. Director White made a motion to increase the trail fee from \$100 to \$125 for the first cart and from \$50 to \$75 for the second cart. Director White made an amendment to the motion to keep the trail fee at the disposal of D.D. Williamson or Golf Course Superintendent. Director Guilford seconded the motion and the Board voted unanimously in favor.

VI. OLD BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION CONCERNING THE ST. JOSEPH RURAL HEALTH CLINIC AT HILLTOP LAKES** – Director Johnston made a motion to postpone any action until the January 22nd Board Meeting. The Board will conduct a detailed survey to review the true needs and wants of this community. Director O’Neal seconded the motion and the Board voted unanimously in favor.

Director Don Hughes stated that the Board is concerned about any issue that would divide the community. They are reluctant to push a decision through until several things have been done to clarify what the community wants. The Board is trying to listen and is stepping back to gather information to appropriately assess the community’s desire.

VII. COMMUNICATIONS

- A. TREASURER’S REPORT** – Director O’Neal stated that the financials for the month look good. The Finance Committee will meet the third Thursday each month.

Director Don Hughes stated that we are in the process of establishing Committee Chairs and committee members. The committees will be limited in order to make them manageable. The committees and membership will be presented in early January.

B. COMMITTEE REPORTS

1. ACC COMMITTEE – Director Don Hughes reported that the purpose of the ACC Committee is to enforce Deed Restrictions to maintain property values. The Committee meets the 2nd Tuesday of each month at 8:00 a.m. with other meetings as needed. Problems include residents not being familiar with Deed Restrictions, ignoring Deed Restrictions and taking advice from neighbors and contractors. There are currently 36 active permits, 13 active new house permits and 7 extensions of house permits.

2. PLANNING & DEVELOPMENT COMMITTEE – Nothing to report

3. ROADS COMMITTEE – Nothing to report

4. HOSPITALITY COMMITTEE – Director Waddill reported that the restaurant is doing well and she expressed her appreciation to the Board.

5. WILDLIFE MANAGEMENT CLUB - Nothing to report

6. GOLF COURSE COMMITTEE – Will review under the General Manager’s report

7. AIRPORT COMMITTEE – Nothing to report

8. LAKE TASK FORCE – Will review under the General Manager’s report

9. HILLTOP LAKES SECURITY – Officer not present to report

C. PRESIDENT’S REPORT – Director Don Hughes stated that the Board is working on several things. They are listening to the community. They will be open and honest and asked for the property owner’s help in dispelling rumors. He asked that the community allow the Board to do what they were elected to do.

D. GENERAL MANAGER’S REPORT – General Manager Ernie Moore stated that we will continue to work on road improvements. A new Roads Committee will be formed. The Golf Course Committee will be under the direction of Larry White. The Lakes Task Force is in the process of completing their annual report and will host a meeting. This will be advertised in advance. He expressed his appreciation to the Board for unanimously approving his contract. An all day planning session will be scheduled for the Board of Directors. He stated that his door is always open and asked that community members come by to tell him what they do want, not just what they do not want.

Director Don Hughes stated that we are fortunate to have someone of his caliber as our General Manager.

VIII. MEMBERS TO BE HEARD

Director Don Hughes clarified that the ground rules for speaking are to be nice and questions may or may not be answered.

R.D. Kizer stated that he is working with a group of people to organize a Community Garden Coop. Anyone interested should contact him at 855-2191.

Lois Beckham – Asked if there are any plans for a convenience store. Director Waddill stated that there are companies who are in the process of contacting us who are interested. The community would be involved if this became a possibility. Director Waddill stated that the reason for the election petition was to possibly have a convenience store. This is still a possibility.

Property Owner – Asked if there is an update on the cell tower. Director Waddill stated that the equipment is not in yet due to Hurricane Ike. There was one bad cable that will be replaced.

VIX ADJOURN – Director Guilford made a motion to adjourn, seconded by Director O’Neal and the Board voted unanimously in favor.

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____