

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Thursday, January 14, 2010
OPEN SESSION 2:00 P.M. – TONKAWA ROOM
EXECUTIVE SESSION TO FOLLOW

MINUTES

PRESENT: Don Hughes, Theo Webb, Ed Hughes, Larry White, Gary O’Neal, Charlotte Waddill, Jack Stork, Mike Miller, Ernie Moore and Donna Williams

ABSENT: Randy Schiamara

I. CALL TO ORDER – Director Stork

II. INVOCATION – Director Don Hughes

III. APPROVAL OF AGENDA - Approved

IV. APPROVAL OF MINUTES – DECEMBER 1ST, 10TH AND 15TH - Approved

V. MEMBERS TO BE HEARD

Property Owner Walt Merka – requested assistance from the Board regarding water flow from lot behind his property. ACC will meet and bring suggestion to the Board.

Property Owner Nancy Page – asked for status on the architectural firm that looked at the hotel. Director Stork answered that the result was a good report.

Property Owner requested status on the proposed oil well. GM Moore reported that Gastar has indicated they have abandoned the project and have no plan to drill any wells on Hilltop property or any adjoining property.

Property Owner asked status on marketing plan. GM Moore reported that the new brochure will emphasize that Hilltop Lakes is a good place to retire and raise a family.

Property Owner stated she is living in campground and dryers do not work properly. GM Moore will follow up on this.

VI. PRESIDENT’S REPORT

A. CELL TOWER – Director Stork stated that contract was signed at last meeting. Tower should be complete around September 2010.

B. KICKAPOO CLUB CONTRACT – Director Stork stated that only change made to Kickapoo Club Contract was only property owners and residents can purchase memberships. Temporary memberships are available to others.

- C. **BUDGET** – Director Stork reviewed budget numbers for 2009 and stated that the number one goal this year is to look at ways to reduce expenses. Restaurant loss was more this year than any previous year. Changes will be forthcoming at next board meeting.

VII. NEW BUSINESS

- A. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE COMMITTEE MEMBERSHIP FOR 2010** – Director Ed Hughes made a motion to accept the committees presented, seconded by Director Don Hughes and the Board voted unanimously in favor.
- B. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE BOARD GOALS FOR 2010** – Director Ed Hughes made a motion to accept the board goals presented, seconded by Director O’Neal and the Board voted unanimously in favor.
- C. **REPORT ON MARKETING PLAN** – GM Moore presented the first draft of the Hilltop Lakes brochure.
- D. **REPORT FROM LAKES COMMITTEE CONCERNING REGULATIONS AND PROCEDURES** – Hermann Sullivan presented The Texas Boating Laws and Responsibilities Handbook for consideration of adoption.
- E. **REPORT FROM ED HUGHES CONCERNING 3-D ARCHERY RANGE** – Randy Beal reviewed information regarding the 3D Archery Range. Location will be at the old campground. Request is in contract for water lines and two containers to lock away targets. ASA will certify and a Hold Harmless Agreement will be in place. All are invited to the Annual Barbecue on March 20th at 1:00 p.m. at the campground.

VIII. EXECUTIVE SESSION TO DISCUSS PERSONNEL AND LEGAL ISSUES

- IX. **OPEN SESSION – CONSIDERATION AND POSSIBLE ACTION FOR DISCIPLINING A MEMBER OF THE WILDLIFE CLUB** – Director Ed Hughes made a motion to ban Brian Ware from the Wildlife Management Club for life, seconded by Director O’Neal and the Board voted unanimously in favor.

X. ADJOURN

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____