

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES  
BOARD OF DIRECTORS MEETING  
THURSDAY, JANUARY 28, 2010  
EXECUTIVE SESSION 5:00 P.M. WELCOME CENTER CONFERENCE ROOM  
OPEN SESSION 7:00 P.M. TONKAWA ROOM**

**MINUTES**

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

**ABSENT:** None

**I. EXECUTIVE SESSION TO DISCUSS LEGAL ISSUES**

**II. OPEN SESSION - CALL TO ORDER** – Director Stork

**III. INVOCATION** – Director Don Hughes

**IV. APPROVAL OF AGENDA** – Director Ed Hughes made a motion to approve the agenda, seconded by Director White and the Board voted unanimously in favor.

**V. OLD BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION TO ADOPT THE STATE OF TEXAS BOATING REGULATIONS** – Director Miller stated that adopting the regulations would help enforce rules on the lake in order to make it safe and enjoyable. Director Ed Hughes made a motion to approve the State of Texas Boating Regulations, seconded by Director White. After discussion, Director Schiamarra ammended the motion to waive requirement of registration with the State, seconded by Director Ed Hughes. The motion passed with Director Don Hughes and Director Waddill voting against and all other members voting in favor.

**B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN AGREEMENT BETWEEN THE P.O.A. AND WILDLIFE MANAGEMENT CLUB TO CONSTRUCT AND OPERATE A 3D ARCHERY RANGE** – Director Ed Hughes made a motion to accept the contract as submitted with addition of five years with five consecutive five year options to renew. Director O'Neal seconded and the Board voted unanimously in favor.

## **VI. NEW BUSINESS**

- A. REPORT FROM PRECINCT 4 COMMISSIONER DEAN PLAYER ON PLANS FOR UPGRADING AREA ROADS** – Commissioner Player reported that a project to add a southbound left turn lane on Hwy 79 turning onto Hwy 3 has been funded and will take place this summer. The county is working toward approval of road upgrades to Hwy 3. The county is working diligently on the county roads leading from the back side of Hilltop to Normangee to use as a detour in preparation of the possible improvements.
- B. REPORT AND PRESENTATION OF SECOND DRAFT OF MARKETING BROCHURE** - Director Schiamarra is working with staff on a marketing brochure to be distributed around the state. The second draft will soon be finalized and available at the GM Coffee with copies to view. Brochure theme is “Most affordable place in Texas to retire and raise a family”.
- C. APPROVAL OF NOMINATING COMMITTEE MEMBERS** – Director Ed Hughes made a motion to approve members of the Nominating Committee: Randy Schiamarra, Chair, Barbara May, Joann Henry, Beverly Lively, Karen Preston and Faye Weller. Director Webb seconded the motion and the Board voted unanimously in favor.
- D. CONSIDERATION AND POSSIBLE ACTION ON RECOMMENDATION FROM FINANCE COMMITTEE TO PLACE A NINETY DAY MORATORIUM ON CAPITAL SPENDING** – Director O’Neal reviewed the financials for 2009. Director O’Neal made a motion to place a ninety-day moratorium on capital spending, seconded by Director Schiamarra and the Board voted unanimously in favor.

## **VII. COMMUNICATIONS**

- A. COMMITTEE REPORTS**
- 1. TREASURER / FINANCE COMMITTEE REPORT** – Reported under Agenda item VI. D
- 2. ACC COMMITTEE** – Director Don Hughes reported.  
Meetings are 2<sup>nd</sup> & 4<sup>th</sup> Thursday each month at 9:00 a.m.  
Watch out for neighbors to avoid penalty fees  
Offer good advice to neighbors  
Call Connie in the business office for questions  
Five new homes permitted in 2009  
Fifteen homes permitted in 2008  
21 active permits; 5 active house permits under construction  
4 extensions of house permits
- 3 PLANNING & DEVELOPMENT COMMITTEE** – No report at this time

**4. WILDLIFE MANAGEMENT CLUB** – Vernon Presswood reported

Bow hunting season ends the last day of February  
Second annual barbecue is scheduled for March 20<sup>th</sup> at 1:00 p.m. at  
the campground and all are invited to attend and bring a  
side dish.

**5 GOLF COURSE COMMITTEE** – Director White reported

Committee meets 3<sup>rd</sup> Wednesday each month at 3:00 p.m.  
Petitioned Texas Golf Association for a new rating and they are  
scheduled to play and rate the course on February 4<sup>th</sup>

**6. LAKES COMMITTEE** – Director Miller reported

Intention of adopting boating laws is to make the lakes safer

**7. EMS** – No report at this time

**B. PRESIDENT'S REPORT** – Director Stork reported

Appreciation to all who served on committees  
Appreciation to Larry White for rumor control on internet  
Cell tower agreement approved and should be up and running by  
September  
Possible upgrade to exercise room  
Possible meeting rooms in hotel  
Restaurant opens February 5<sup>th</sup>  
Kickapoo Board and P.O.A. Board of Directors will meet soon  
regarding new TABC approved agreement  
Appreciation to Director Ed Hughes for help with a deer hunting  
problem  
Director Stork gave a presentation reviewing projected account  
balances for 2010  
3D Archery and new brochure expected to raise revenues  
Capital budget suspended for ninety days  
GM Moore and Finance Director Nichols reviewing budget for  
possible cuts  
As employees terminate, positions will be reviewed for possible  
cuts or combined responsibilities  
Reviewed salary increases and status changes from 2006 to 2009

**C. GENERAL MANAGER'S REPORT**

P.O.A. sponsoring a Meet the Candidates forum on February 21<sup>st</sup>  
at 3:00 p.m. in the Tonkawa Room  
Airport lights will be complete soon  
Distributor of lights interested in using Hilltop Lakes air strip in  
advertisement  
Property Owner Walt Merka will repair retaining wall and the  
P.O.A. will help with berm  
Campground dryers are working to the degree they were designed

Enlarging exercise room and donations of equipment are welcome  
GM Coffee scheduled for February 5<sup>th</sup> at 9:30 a.m. in the Tonkawa  
Room

Restaurant opens on February 5<sup>th</sup> at 5:00 p.m.

Work near Ranchette's gate near completion

Lights for lodge parking lot to be installed next week

County purchased 2008 patrol truck for use at Hilltop Lakes

Restaurant will have good food at a good price for an excellent  
dining experience

**VIII. MEMBERS TO BE HEARD**

- A. Jack Miller expressed appreciation to GM Moore for his quick response to two issues
- B. Mrs. Brubaker discussed her concerns with the stables
- C. Mrs. Gower stated that property owners support the stables
- D. George Pawley questioned motel on financial statement
- E. Margaret Parker commended Board for open meeting format
- F. Martin Ranck questioned formation of an Airport Committee

**IX. ADJOURN** - Director Miller made a motion to adjourn, seconded by Director White and the Board voted unanimously in favor.

**PREPARED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**APPROVED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_