

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 25, 2010
EXECUTIVE SESSION 6:00 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 Schiamara made a motion to approve, seconded by Director White and the Board voted unanimously in favor

V. MEMBERS TO BE HEARD

Duncan Rowland – Suggested that the Board rescind idea to disallow parking at the Pilot's Lounge

Hermann Sullivan – Asked if restaurant has opened on a temporary basis. Director Stork answered no. Asked why DMS Cable is no longer providing service to Hilltop Lakes. Director Stork stated that rumors regarding this are being looked into.

Margaret Wagner – Presented copies of figures on catering services.

VI. OLD BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN AGREEMENT BETWEEN HILLTOP LAKES POA AND GLOBAL GEOPHYSICAL INCORPORATED TO CONDUCT SEIZMIC SURVEYS

Director O'Neal made a motion to authorize the General Manager to enter into negotiations for an agreement between Hilltop Lakes POA and Global Geophysical Incorporated to conduct seismic surveys. Director Schiamara seconded and the Board voted unanimously in favor.

B. CONSIDERATION AND POSSIBLE ACTION TO ALLOW FOOD TO BE BROUGHT INTO THE TONKAWA ROOM

GM Moore asked the Board to consider allowing food, caterers and potlucks in the Tonkawa Room. Director Schiamara made a motion to allow property owners to bring food into the Tonkawa Room, seconded by Director White. Director Schiamara revised the motion to allow property owners to bring food into the Tonkawa Room with rules and regulations to be presented in 30 days, seconded by Director White and the Board voted unanimously in favor.

C. CONSIDERATION AND POSSIBLE ACTION ON A REQUEST FROM THE GENERAL MANAGER TO INSTALL A KITCHEN FACILITY IN THE TONKAWA ROOM. COST NOT TO EXCEED \$3,500

Director O'Neal asked to delay this item until after the Tonkawa Room rules and regulations have been presented and the freeze on capital spending is lifted.

D. DISCUSSION AND POSSIBLE ACTION TO ESTABLISH A TIME LIMIT FOR OVERNIGHT VEHICLE PARKING ON COMMON GROUND

Director Schiamara made a motion to disallow cars, trucks or trailers from parking on common ground for more than 48 hours with the exception of occupants at motel, occupants at campground and postal worker at the post office. Director Ed Hughes seconded. Motion failed with Director Ed Hughes and Director Schiamara voting in favor and remaining Directors voting against.

VII. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION TO USE THE PROCEEDS FROM THE GLOBAL GEOPHYSICAL CONTRACT TO ESTABLISH A BUILDING REPLACEMENT FUND

Director O'Neal made a motion to establish a building fund with the \$45,000.00 Global Geophysical payment, seconded by Director Waddill. Director O'Neal amended the motion by adding the funds be used for a community center only. The Board voted unanimously in favor.

VIII. COMMUNICATIONS

A. COMMITTEE REPORTS

1. TREASURER / FINANCE COMMITTEE REPORT – Director O'Neal reviewed financials for the month of January

2. ACC COMMITTEE – Director Don Hughes reported

Committee meets 2nd & 4th Thursday at 9:00 a.m. each month
Call Connie Saxton for questions
15 permitted homes in 2008
5 new homes in 2009
0 homes permitted in 2010
16 Active permits
4 extensions of house permits

3 PLANNING & DEVELOPMENT COMMITTEE – Director Ed Hughes reported.

Top priority of the Board is a community center
Committee looking at options on what to do and ways to do it
Biggest problem with lodge is handicap accessibility
Three preliminary plans for more than doubling space
Stacie providing information on meeting rooms at next meeting
Working on plan for septic system at campground
Two individuals interested in building an assisted living facility
Fire Department considering additional building

4. WILDLIFE MANAGEMENT CLUB - Vernon Presswood reported

Wildlife season ends Sunday, February 28th
3D Archery Course work underway
Annual barbecue scheduled for March 20th
95 does, 8 bucks and 317 hogs taken out this year

5 GOLF COURSE COMMITTEE – Larry White reported

Committee meets the 3rd Wednesday each month at 3:00 p.m. in the
Welcome Center Conference Room
More tournaments to be brought in this year
Lefty Righty Tournament scheduled in April
Golf Course is off limits when frozen
MGA membership is \$30 annually and includes USGA Handicap, Play
Days, MGA Tournaments and Annual Dinner
MGA Tournament dates are October 1st through 3rd

6. LAKES COMMITTEE – Director Miller reported

First committee meeting last Saturday, February 20th
Next meeting scheduled for March 27th at 8:30 a.m. in Magnolia Room
Concerns on the lake are the water level and no fish being caught
Monitoring vegetation on lakes
Committee working with Hermann Sullivan on structure to catch fish
Annual survey will show how fat the fish are

Director Don Hughes stated that the Lakes Task Force is supporting the
work that the Lakes Committee is doing and thanked Hermann
Sullivan for his hard work.

7. EMS – No report at this time

B. PRESIDENT’S REPORT – Director Stork reported

Exercise room near completion
Committee headed by Director White to be formed to review fee
structure
Kickapoo Club Board scheduled to meet
Brochures are near completion

C. GENERAL MANAGER’S REPORT – GM Moore reported

The Meet the Candidates Forum was successful
Next GM Coffee scheduled for Friday, March 5th at 9:30 a.m.
Maintenance Department hard at work cleaning right of ways
Restaurant providing good food and service
Golf Course closed five days this winter
Exercise room near completion and donations are welcome
Hotel report given to Board Members states that hotel is structurally in
good shape

IX. MEMBERS TO BE HEARD

Bobby Horn – asked question regarding the financial report

- X. ADJOURN** - Director Schiamara made a motion to adjourn, seconded by Director Waddill and the Board voted unanimously in favor

APPROVED BY _____ **DATE** _____

PREPARED BY _____ **DATE** _____