

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Thursday, March 25, 2010
OPEN SESSION 7:00 P.M. TONKAWA ROOM
EXECUTIVE SESSION 6:00 P.M.

MINUTES

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

ABSENT: Theo Webb

I. EXECUTIVE SESSION – LEGAL ISSUES

II. OPEN SESSION - CALL TO ORDER – Director Stork

III. INVOCATION – Director Don Hughes

IV. APPROVAL OF AGENDA – Director O'Neal made a motion to approve the Agenda, seconded by Director Schiamara and the Board voted unanimously in favor

V. OLD BUSINESS

VI. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION ON AN OPERATING AGREEMENT FROM THE KICKAPOO CLUB BOARD PROPOSING THAT THEY RESUME OPERATION AND MANAGEMENT OF THE KICKAPOO CLUB

Director O'Neal made a motion to reject the contract submitted by the Kickapoo Board, seconded by Director White. Director Waddill voted against. Remaining Board members voted in favor with Director Don Hughes voting by proxy for Director Webb. Motion passed.

Director Ed Hughes made a motion that this Board direct the General Manager of Hilltop Lakes P.O.A. to obtain all required signatures, complete forms as necessary and file application with the Texas Alcoholic Beverage Commission for two BG permits. One permit to include the golf Pro Shop and Golf Course and to include a beverage cart. The other permit to include the restaurant, bar, meeting rooms and adjacent common areas. BYOB liquor will be allowed in the Magnolia Room, bar, patio and patio theater area. Further rules and regulations will be stipulated at a later meeting. A BG permit is for the sale of beer and wine only. The current Kickapoo Club should operate as is until the P.O.A. is granted a license by the TABC. Director Schiamara seconded the motion. Director Ed Hughes added that the Tonkawa Room should be included in the motion. Director Waddill voted against. Remaining Board Members voted in favor with Director Don Hughes voting by proxy for Director Webb. Motion passed.

B. REPORT FROM GENERAL MANAGER ON PROPOSED RULES FOR FOOD IN THE TONKAWA ROOM

GM Moore gave a presentation reviewing the proposed rules for food in the Tonkawa Room. Director Schiamara made a motion to approve the rules, seconded by Director O'Neal and the Board voted unanimously in favor with Director Don Hughes voting by proxy for Director Webb.

C. REPORT FROM GENERAL MANAGER ON PREVENTIVE MAINTENANCE PROGRAM

GM Moore gave a presentation on a Preventative Maintenance Program

VII. COMMUNICATIONS

A. COMMITTEE REPORTS

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

2. ACC COMMITTEE – Director Don Hughes reported.
Recognized members of the ACC – Norm Pleasant, Dennis Pruitt, Bill Shreckengaust, Joe Teller and Larry White
Committee meets 2nd & 4th Thursday of each month at 9:00 am
Call Connie Saxton for questions
Noticeable improvement with Property Owners following Deed Restrictions
15 homes permitted in 2008, 5 permitted in 2009, 0 permitted in 2010
17 active permits & 4 extensions of homes under construction

3 PLANNING & DEVELOPMENT COMMITTEE – Director Ed Hughes reported.

Task for this year is a community center
Community Center is cost prohibitive right now
Considering going together with the Fire Department
Almost all septic tanks have been found at the campground
Met with Stacie and she reported two more rooms would be useful
Considering setting up two rooms upstairs at Lodge
Recommend a Campground Host to do regular clean up and trimming, mow, maintain water and sewer, greet visitors, and work in unison with Reservations

4. WILDLIFE MANAGEMENT CLUB - Randy Beal reported.
First 3D Shoot scheduled for this weekend
Four radio stations will be advertising

5 GOLF COURSE COMMITTEE – No report at this time.

- 6. **LAKES COMMITTEE** – Director Miller reported.
 60 Boat Stickers have been issued
 Appreciation to Hermann Sullivan for his hard work
 Lakes Committee meeting Saturday, March 27th at 8:30 a.m.
 in the Magnolia Room
- 7. **EMS** – No report at this time.

B. PRESIDENT’S REPORT

Director Stork discussed television cable options

- C. **GENERAL MANAGER’S REPORT** – GM Moore reported.
 Pool will open May 1st, 10:00 a.m. to 8:00 p.m. and will be supervised
 during hours that school is not in session
 Pool will open Friday, May 28th, 10:00 a.m. to 9:00 p.m. with
 supervision at all times
 GM Coffee rescheduled to Friday, April 9th due to Good Friday
 Encouraged all to keep coming to the restaurant

VIII. MEMBERS TO BE HEARD

Bobby Horn – Requested that Board come up with fair market price to rent space
 For Kickapoo Club

Dean Player – TAMU School of Rural Public Health is trying to assess
 healthcare and transportation needs in Leon County. Encouraged all to attend a
 Community Meeting on Thursday, April 8th, 6:00 pm – 7:00 pm in the Tonkawa
 Room.

Randy Beal – Thanked the Maintenance Department for work on the range.

Jack Wimbish – Stated that he is not happy with decision regarding Kickapoo
 Club.

Dennis Pruitt – Stated that decision regarding Kickapoo Club is a legal one and
 the Board is going in the right direction.

Cheryl Brubaker – Stated that she would like the Board to listen to her.

Ella Bishir – Asked if you can bring your own beer with the TABC license.

- IX. **ADJOURN** – Director Ed Hughes made a motion to adjourn, seconded by Director
 O’Neal and the Board voted unanimously in favor.

APPROVED BY _____ **DATE** _____

PREPARED BY _____ **DATE** _____