

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES  
BOARD OF DIRECTORS MEETING  
Thursday, March 26, 2009  
OPEN SESSION 7:00 P.M. TONKAWA ROOM**

**MINUTES**

**PRESENT:** Don Hughes, Charlotte Waddill, Ben Robertson, Murry Guilford, Ed Hughes, Bill Johnston, Larry White, Harold O'Brien, Gary O'Neal, Ernie Moore and Donna Williams

**ABSENT:** None

**I. OPEN SESSION - CALL TO ORDER** – Director Don Hughes

**II. INVOCATION** – Director Don Hughes

**III. APPROVAL OF AGENDA** - Approved

**IV. APPROVAL OF MINUTES** – February 2nd, February 10th, February 26<sup>th</sup> - Approved

**V. OLD BUSINESS**

**A. REPORT FROM THE BOARD AND GENERAL MANAGER REGARDING A RECOMMENDATION FROM THE PLANNING AND DEVELOPMENT COMMITTEE TO REMODEL THE WELCOME CENTER BUILDING.**

Director Don Hughes recognized the members of the Planning & Development Committee for their hard work. He stated that at the last meeting we discussed the best way to proceed. We have since looked and discovered that we have had numerous meetings discussing this topic and have given ample time to offer input. We will now proceed with item VI.A.

GM Ernie Moore gave a presentation on the remodel of Welcome Center. He stated that we discussed the original plan, received input and found too many problems. We have decided to move on to new concepts. The remodel of the Welcome Center has been discussed at Board meetings and at the General Manager's Coffee. We will keep the Property Owners informed. After some discussion, Director Waddill made a motion to amend the capital budget by an increase from the general fund of \$85,000.00 to fund remodeling the Welcome Center building and authorize the General Manager to proceed with the remodel as designed. Director Robertson seconded and the Board voted unanimously in favor.

**VI. NEW BUSINESS**

- A. CONSIDERATION AND POSSIBLE ACTION TO AMEND THE CAPITAL BUDGET BY AN INCREASE FROM THE GENERAL FUND OF \$85,000.00 TO FUND REMODELING THE WELCOME CENTER BUILDING, AND AUTHORIZE THE GENERAL MANAGER TO PROCEED WITH THE REMODEL AS DESIGNED.**

Discussed under previous item.

- B. CONSIDERATION AND POSSIBLE ACTION TO INSTRUCT THE PLANNING AND DEVELOPMENT COMMITTEE TO PROCEED WITH PLANNING FOR FUTURE BUILDING NEEDS AT HILLTOP LAKES.**

Director Don Hughes stated that the Planning & Development Committee will come back to the Board with a plan for the big picture. Director O'Neal made a motion to instruct the Planning & Development Committee to proceed with planning for future building needs at Hilltop Lakes. Director Robertson seconded and the Board voted unanimously in favor.

Director Don Hughes stated that the Board is trying to take the Property Owners with us step by step, down the road when there is something to consider.

**VII. COMMUNICATIONS**

- A. TREASURER'S REPORT** – Director O'Neal gave the report for the month of February. He stated that the next Finance Committee meeting is scheduled for April 16<sup>th</sup> at 2:00 p.m. and will be a joint meeting with the Board to participate in a webcast regarding a new accounting system. Agenda will be posted. Financials are still looking good.

**B. COMMITTEE REPORTS**

**1. ACC COMMITTEE** – Director Don Hughes

Committee is dedicated & works for the Property Owners  
Meets 2<sup>nd</sup> Tuesday of each month with other meetings as needed  
Watch out for your neighbors to avoid penalty fees  
Be sure to offer good advice to your neighbors  
Still having problems with some following guidelines  
2 new home permits this year  
15 new home permits in 2008  
41 active permits, 12 active house permits under construction  
5 extensions of house permits

**2. PLANNING & DEVELOPMENT COMMITTEE** – Director Robertson

Contact committee members with suggestions  
Committee charged with coming up with ideas on a multi-use building  
All plans will be communicated  
Committee meets tomorrow, March 27<sup>th</sup> at 2:00 p.m. in the Tejas Room

**3. ROADS COMMITTEE** – Director O’Brien

Anyone interested in requesting that their road be paved contact Director O’Brien or GM Ernie Moore  
Paving will probably begin in July

**4. HOSPITALITY COMMITTEE** – Director Waddill

Committee meets 1<sup>st</sup> Thursday each month in Tejas Room  
Hotel is fully booked for several weeks  
Campground bookings are increasing  
Restaurant sales in February were steady  
Restaurant making effort to accommodate with specials, smaller portions and lower prices  
Kickapoo Club made a profit this past month  
Two new entrances; Tonkawa side and Magnolia side of the Lodge  
Walkway on Magnolia side must not be driven on

**5. WILDLIFE MANAGEMENT CLUB** – Director Ed Hughes

Nothing to report at this time

**6. GOLF COURSE COMMITTEE** – Director White

Committee meets 3<sup>rd</sup> Wednesday each month at 3:00 p.m. in the Tejas Room  
Committee has been working on creek at Bear Claw & decided it should be deepened, widened and sodded.  
Volunteer work party last Tuesday with 8 volunteers  
More volunteers are needed  
Appreciation to all who have volunteered and to the WGA for refreshments  
Lefty-Righty Tournament scheduled for April 4<sup>th</sup> & 5<sup>th</sup>

**7. AIRPORT COMMITTEE** – Director Waddill

T38 Club voted to place names of deceased club members on memorial benches  
Contact Lee Allen or Charlotte Waddill with names

**8. LAKE TASK FORCE** – Gene Dretke

If we have a dry spring, boating may have to be curtailed  
Annual Clean-up Day scheduled for April 25<sup>th</sup>, 9:00 a.m. to Noon  
Lunch at the Skidmore Home, more information will be in the paper

**9. HILLTOP LAKES SECURITY** – Officer Gerald Powell

Officer Hightower now working in Centerville  
New deputy in Hilltop Lakes is John Carr from Harris County  
3800 Miles driven in February  
5 warnings given and no citations  
2 arrests were made; family assault and burglary  
4 disturbance calls, 11 Hilltop Lakes calls and 5 other calls  
12 ½ hours spent on radar, 209 house checks and 9 ambulance assists

**10. EMS – Ed Earp**

12 runs this month; 34 for the year  
4 applicants start training in April to begin in the fall  
Do not hesitate to call on EMS

**C. PRESIDENT’S REPORT – Director Don Hughes**

Diverse group of Board members who work hard for Hilltop Lakes  
Board’s relationship is excellent and respectful  
The Board is on your side doing what is best for Hilltop Lakes  
Board appreciates the property owners’ needs, support and input  
Communications through the newsletter, GM Coffee, Board & Committee meetings, phone calls and emails  
Property Owners are asked to help stop rumors  
Governance is process by which we as a community have chosen to conduct business  
Articles of Inc., By-Laws and Board Member Conduct Guidelines  
We agreed to follow this governance when we purchased property just like deed restrictions  
Board is entrusted with responsibility to conduct business of Hilltop Lakes on property owners’ behalf  
Board is bound to operate under these rules & guidelines and to do less is irresponsible  
Board is responsible to communicate with the community & listen to input  
Survey will be sent out this week regarding the guardhouse on whether to keep it or not  
The Board will discuss the results at the next board meeting

Director Don Hughes stated that a Board member was going to be asked to serve on a committee regarding the security contract renewal. The General Manager will now be reviewing and include someone of his choice to analyze this.

**D. GENERAL MANAGER’S REPORT – GM Ernie Moore**

Committees conduct the work and we support them  
Entrances on side of lodge are a big improvement and more will be done  
Please do not drive on the new sidewalks  
Communication is improving  
Level of trust in the General Manager is improving  
Golf course transfer line completed at Bear Claw  
White stakes on 16 & 14 have been taken off & there is no out of bounds  
Will meet with Dean Player within next 30 days regarding roads & oil sand  
Freeze & Nichols inspected lakes and will send letter of recommendation & results  
Reward offered for arrest & conviction of those responsible for vandalism  
No solicitation allowed. Report solicitors to the main office  
Impressive participation from community in the Michael Dobbs benefit which raised \$12,000.00

Director Waddill stated that the Kickapoo Club has been repainted & new television installed. Final 4 will air on April 4<sup>th</sup> and Final 2 on April 6<sup>th</sup> with drink specials and hor d’oerves offered.

**VIII. MEMBERS TO BE HEARD**

Dennis Pruitt – Remodel of Welcome Center is a good investment. What will happen with employees during remodel? GM Moore answered that the Tejas Room will be remodeled first. It will be challenging to schedule, but can be done.

John McGraw – Is \$85,000.00 an estimate or a bid? GM Moore answered that we will obtain more than one bid per trade and amount includes contingency money.

Vicky Sullivan – When are you doing competitive bids? Will money be put back into funds? Will you write specs on trade, what we need done and solicit bids? Will there be a time Limit? GM Moore stated that all of these issues will be taken care of.

Ken Kunz – Will there be a provision for bringing food into meeting rooms, such as bar-be-que? GM Moore answered that for the short-term the pavilion at the campground would be used when someone bar-be-ques. Food could be allowed upstairs at the lodge.

Jack Wimbish – Are there asbestos concerns in the Welcome Center renovation? GM Moore answered that we do not think that asbestos will be a concern.

Property Owner – Has making the Post Office larger been discussed? Director Don Hughes stated that the Long-Range Planning Committee will be looking at all facilities.

Paul Valois – AT& T was here to do a survey. Paul made changes to the repeater. Suggested adding webcam to guardhouse.

**IX. ADJOURN** – Director Waddill made a motion to adjourn, seconded by Director Robertson and the Board voted unanimously in favor.

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

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