

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, May 27, 2010**  
**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, and Connie Saxton

**ABSENT:** None

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

**II. INVOCATION – Director Don Hughes**

**III. APPROVAL OF AGENDA – Director Schiamara made a motion to approve the Agenda, seconded by Director Waddill and the Board voted unanimously in favor.**

**IV. OLD BUSINESS**

**A. TRANSFER FUNDS FROM POA TO KICKAPOO CLUB - ACTION**

Director O'Neal made a motion to transfer Kickapoo Club bank accounts to the Kickapoo Club. Director Webb seconded the motion and the Board voted unanimously in favor.

**B. DISCUSSION AND POSSIBLE ACTION TO FREEZE CAPITAL BUDGET FOR REMAINDER OF YEAR**

Director O'Neal stated there is \$200,000 in reserves and made a motion to suspend capital budget for this year with any emergency needs specifically being approved by the Board. Director Don Hughes seconded the motion and the Board voted unanimously in favor.

**C. CONSIDERATION AND POSSIBLE ACTION – LAKE FINE POLICY**

Director Miller made a motion to accept the revised fine policy and make effective @ 8:00 a.m. Friday, May 31, 2010. Director Don Hughes seconded the motion. Discussion was the no alcohol allowed on lakes rules posted at the lakes. Board voted unanimously in favor.

**V. NEW BUSINESS**

**A. DISCUSSION OF HOUSTON TOAD BY MIKE FORSTNER AND JIM DIXON**

Presentation by Mike Forstner on the Houston Toad and its possible extinction and the fact that Leon County is the primary habitat and would Hilltop Lakes be interested in the Houston Toad Stewart Survivorship.

**B. PRESENTATION BY ARCHANGEL CAPITAL PARTNERS GIVEN BY NICK CRAIG-NO ACTION**

Mr. Craig represents real estate developer who focuses on retirement communities, medical offices, clinics, etc. The developer wants to build what the community desires. The very first step is: Does Hilltop want the developer here? They would develop the facilities, coordinate all aspects; get funding with third party lenders, etc.

**C. CONSIDERATION AND POSSIBLE ACTION TO GIVE AUTHORITY TO POA BOARD PRESIDENT TO SIGN CONTRACT WITH KICKAPOO CLUB**

Bobby Horn, President of the Kickapoo Club, has signed the contract and the President of the POA Board needs permission to sign the contract and then send to the TABC. Director Miller made a motion for the President of the POA Board to sign the contract, Director Waddill seconded the motion. Exhibit "A" to the contract is a breakdown of the club's activities and has been signed off by Larry Nichols and Caryn Thompson on May 25, 2010. Board voted unanimously in favor. Director Stork will fax signed contract to Beverly Baber with TABC, she will fax back a letter to us, approving or disapproving. As soon as we receive letter of right from TABC and the Kickapoo Club shows proof of insurance, the Kickapoo Club can open.

**D. CONSIDERATION AND POSSIBLE ACTION TO ALLOW SYLVIA HARDING USE OF POOL FOR SWIMMING LESSONS**

Director Ed Hughes motion to approve Sylvia Harding use of pool as per her request, Director Schiamara seconded the motion; Board voted unanimously in favor.

## **VI. COMMUNICATIONS**

### **A. COMMITTEE REPORTS**

- 1. TREASURER'S REPORT**-Director O'Neal reviewed the financials for the month of April. Steps are being taken to reduce expenses in all departments.
- 2. ACC COMMITTEE**-Director Don Hughes reported the committee has very dedicated men serving on the committee and it is challenging to maintain. One of the problems being addressed are people using common ground to park/store trailers, vehicles, etc.  
Call Connie if you have any questions.  
As of this date, we have had no expense as far as attorneys.  
One (1) new home has been permitted; 3 homes are extensions of original permits. There are 22 active permits – is a sign of economic times.
- 3. PLANNING & DEVELOPMENT COMMITTEE**-Director Ed Hughes stated campground is in the best-looking shape ever and thanked Melvin Thompson for his dedicated service. The septic service is working thanks to Tom & Mike Marcantel.
- 4. WILDLIFE MANAGEMENT CLUB** - The Wildlife Club hosted a 3D shoot last weekend and another shoot will be going on Saturday.

**5. GOLF COURSE COMMITTEE**-Director White stated the committee is revising the golf course rules and will be presenting to the Board for discussion and possible approval on June 10<sup>th</sup>.

The new pavilion golf tournament was very successful and construction should start in two (2) weeks.

Oak Baptist Church had a successful golf tournament here.

Mona informed Director White the company who manufactures Sky

Caddy would like to walk the course and possible upload.

Committee meets the 3<sup>rd</sup> Wednesday of the month at 3:00 p.m. and everyone is invited-it is an open meeting.

**6. LAKES COMMITTEE**-Director Miller reported survey from Swan Lake to Tonkawa Lake and found Tonkawa Lake is lower than Swan. Would like to run pipeline for gravity flow. Golf tournament will be held on September 11 to raise funds for the pipeline.

**7. EMS**-No report

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

Maintenance Department has been busy:

1. Repainting the horse barn roof
2. Refurbishing the Patio Theatre
3. Repainting the putt-putt golf course-using paint instead of the carpet
4. Plan to repaint and clean the upstairs part of the Lodge
5. Tonkawa Park restrooms have been painted and cleaned up. The park has been mowed, trees trimmed and cleaned up and is in good shape for Granny Camp.
6. Company coming to spray for algae at Kickapoo Lake
7. Pool was closed due to drain cover over suction was knocked off. Diver was hired to reattach and pool will reopen.
8. New equipment was ordered for Teen Center
9. Trees were trimmed on Golfview Drive thanks to T.J. Mitchell calling attention to that need
10. Will be trimming on Hickory Ridge for the 3D shoot
11. Campground looking good
12. Thanks to Carl Pohlmeier for getting the TVs working in hotel rooms
13. Thanked all employees for working hard the last 2 weeks
14. The 3D shoot is fascinating-be sure to go out and watch
15. White rock on roads has come to a halt but have done around Cherokee Park and Johnson
16. Work on the villas will start next week.
17. Looking at ways to reduce expenses-not firing anyone but may be consolidating.
18. Seismic graphic people should be out by July 1. If have any problems, call Connie-she has their cards.
19. The General Manager search-looking at management firms and have applications from individuals. It is a process and will keep Hilltop informed.
20. Restated the facts on the Kickapoo Club contract

**VII. MEMBERS TO BE HEARD:**

Property Owner-Why have we had so many managers in comparison to Waterwood which has many more amenities with no manager.

Linda Lovett understands the golf tournaments and the 3D shoots bringing in revenue; are there any other events planned to bring in money?

Joyce Perkins is looking for Granny Camp workers, volunteers; only 6 spots left. Cookies are needed – leave at Stork’s house. Granny Camp starts with Pep Rally at 7:30 p.m. on the 27<sup>th</sup> of June; ends at 10:30 Friday, July 2<sup>nd</sup>.

**VIII. ADJOURN**-Director Schiamara motioned to adjourn; Director O’Neal seconded the motion and the Board voted unanimously in favor.

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

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