

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, June 25, 2009**  
**OPEN SESSION 7:00 P.M. TONKAWA ROOM**

**EXECUTIVE SESSION TO DISCUSS PERSONNEL ISSUES AT 6:00 P.M. Old Water**  
**Department offices upstairs**

**MINUTES**

**PRESENT:** Don Hughes, Charlotte Waddill, Murry Guilford, Ben Robertson, Harold O'Brien, Ed Hughes, Bill Johnston, Larry White, 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** – May 12<sup>th</sup> & May 28<sup>th</sup> – Approved

**V. OLD BUSINESS** - None

**VI. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION TO CLARIFY POOL RULES**  
GM Moore recommended that the pool rules be changed to read “Children under 12 years of age must be accompanied by a person 18 years of age or older to enter the Pool area” as stated in the sign on the pool gate. Director O'Neal made a motion to change the rule to agree with the pool sign, seconded by Director Waddill and the Board voted unanimously in favor.

**B. CONSIDERATION & POSSIBLE ACTION CONCERNING REQUEST FROM SYLVIA HARDING TO OFFER SWIMMING LESSONS AT THE HILLTOP LAKES POOL** – GM Moore stated that Sylvia Harding has taught swimming lessons for the past few years. She as requested to teach morning and evening lessons this year from July 13 to July 24. Director Waddill made a motion to allow Sylvia Harding to offer swim lessons from July 13 to July 24, morning and evening sessions, seconded by Director Robertson and the Board voted unanimously in favor.

**C. CONSIDERATION & POSSIBLE ACTION TO REVISE ANIMAL CONTROL PROGRAM POLICIES & GUIDELINES** – GM Moore stated that the attorney has reviewed the animal control policy and changes. Director Johnston stated that he feels we are in complete compliance and made a motion that we replace all previous documents with this revised document to be effective August 1, 2009, seconded by Director Guilford and the Board voted unanimously in favor.

## **VII. COMMUNICATIONS**

**A. TREASURER'S REPORT** – Director O'Neal reviewed the financials for the month of May.

### **B. COMMITTEE REPORTS**

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

Committee has added an additional meeting each month. They will meet the 2<sup>nd</sup> & 4<sup>th</sup> Tuesday of the month.

Help needed with residents not following Deed Restrictions

New guidelines on storage buildings, rv covers & carports

Concrete foundation

Compatible with home

No pre-fabricated plastic or resin buildings

Four new home permits in 2009 and fifteen in 2008

24 active permits (32 last month; 9 active house permits under construction)

5 extensions of house permits

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

Committee charged by Board to develop long range plan for Hilltop Lakes

Considering possible renovations at the General Maintenance facility

Reviewed overall requirements for buildings and meeting rooms

Hiring an architectural firm to look at needs and develop a plan

Committee met with five firms

Committee will decide on a firm and bring recommendation to the Board

**3. ROADS COMMITTEE** – Included in the General Manager's Report

**4. HOSPITALITY COMMITTEE** – Director Waddill reported.

Restaurant and bar had \$26,000 in May sales

Restaurant offering economical entrees

Kickapoo membership is increasing

Profit of \$2,000 at Live at the Lodge

Child friendly menu for Granny Camp

Four new shades installed around pool area

Budweiser sponsoring the July 4<sup>th</sup> celebration

**5. WILDLIFE MANAGEMENT CLUB** - Vernon Presswood reported.

38 hogs taken out in the month of June

July 15<sup>th</sup> to September 9<sup>th</sup> spotlight counting for Texas Parks and Wildlife

Difficult to trap hogs in this heat

**6. GOLF COURSE COMMITTEE** – Larry White reported.

Plan to recommend to the Board that trail fees not be increased this year

Possibly increasing water supply by opening springs

Plan to bring recommendation to Board regarding Golf Course maintenance building and shop

Planning tournament to help with funds to go toward septic system

Appreciation to Golf Course Maintenance personnel

Next committee meeting scheduled for July 15<sup>th</sup> at 3:00 p.m. in the Magnolia Room

**7. AIRPORT COMMITTEE** – No report

**8. LAKE TASK FORCE** – Herman Sullivan reported and advised property owners to be careful on lakes and stay outside of buoy lines

**9. HILLTOP LAKES SECURITY** – No report

**10. EMS** – Ed Earp reported.

Advised those who are home alone to keep a phone near the floor to be available in case of a fall. Brochures are available at the Welcome Center.

Advised keeping hydrated in this heat and keeping an eye on neighbors

Advised to watch for copperhead snakes especially in this hot weather.

Madisonville & Bryan hospitals both have anti-venom

Will have 11 EMTs in July and need others to join

15 runs in May; 11 on the Hill and 4 off of the Hill

12 runs so far in June

**C. PRESIDENT'S REPORT** – Director Don Hughes reported.

Commended the Board of Directors for dedication & hard work

The Board is working to make Hilltop a better community

The Board's goal is to do what is best for Hilltop

Property Owner input is invited

Communication includes:

Quarterly newsletter

GM Friday coffees

2 Board meetings each month open to the public

Committee meetings

Telephone calls

Progress made in maintenance and office

**D. GENERAL MANAGER'S REPORT** – GM Moore reported.

Tremendous staff of people  
General Maintenance Department doing a good job in this heat  
Golf Course Maintenance working hard and begin the days early  
D.D. injecting liquid fertilizer in the water and grass is greener than  
expected in this kind of heat  
Working hard on Roads Program and have list of roads together  
including Ercoupe, Comanche, Bullock and Hawaii  
Considering completing Hickory Ridge and around to Clydesdale around  
Lake area to Tonkawa Drive.  
New phone system has been installed  
Carpet to be installed at Welcome Center next week for phase 1 of  
project  
Reservations desk will be temporarily moved to area at east end of  
building  
Consulting with engineers on water between Tonkawa & Cherokee  
Lakes  
Opening up head waters of spring to deliver water to Bear Claw  
Be cautious on Lake Tonkawa, observe buoys and control speed  
Remodel on restrooms at restaurant will begin after Granny Camp  
July 4<sup>th</sup> celebration will include 15 booths, carnival rides, food, music  
and fireworks provided by the Hilltop Lakes Fire Department.  
Fireworks will be set off from the dam between Swan &  
Kickapoo Lakes.

**VIII. MEMBERS TO BE HEARD**

1. Property Owner – stated that children should not be allowed to drive golf carts on the roads.
2. Herman Sullivan asked if the animal control policy will be posted once it is approved. GM Moore stated that they will be posted. Mr. Sullivan will ask those around the lakes to keep their dogs on a leash.
3. Bobby Horn stated that there is a burn ban in effect.

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

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

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