

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, July 23, 2009**  
**WORKSHOP 6:00 P.M. – TONKAWA ROOM**  
**REGULAR SESSION 7:00 P.M. - TONKAWA ROOM**

**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. WORKSHOP – NO ACTION TAKEN**

**A. DISCUSSION OF RENOVATION OF GOLF COURSE MAINTENANCE FACILITY**

Reviewed golf maintenance building renovation funding sources and footprint  
Golf Course and Finance Committee in favor of plans  
Will take forward for possible action in regular session July 23<sup>rd</sup>

**B. DISCUSSION OF WILD HOG CONTROL**

Director Ed Hughes stated that the Wildlife Control Club should be trapping hogs  
Club is willing to do anything they are ask to do  
Director Hughes and Club President will meet with the General Manager to discuss

**C. DISCUSSION OF AIRPORT RUNWAY POLICY**

Director Waddill referred to a policy passed in 2002  
Policy stated that no carts are allowed to cross runway  
Board discussed possibility of fining or revoking privileges to violators

**II. REGULAR SESSION - CALL TO ORDER – Director Don Hughes**

**III. INVOCATION – Director Ben Robertson**

**IV. APPROVAL OF AGENDA - Approved**

**V. MEMBERS TO BE HEARD**

R.D. Kizer – Discussed work being done on target greens at the golf course driving range and possibly installing a practice sand trap. Work parties scheduled for Tuesday, July 28<sup>th</sup> and Thursday, July 30<sup>th</sup> at 8:00 a.m.

**VI. OLD BUSINESS - None**

**VII. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION ON A RECOMMENDATION FROM THE GOLF COURSE COMMITTEE WITH CONCURRENCE FROM THE FINANCE COMMITTEE TO AMMEND THE CAPITAL BUDGET BY \$68,222.00 TO FUND RENOVATION OF THE GOLF COURSE MAINTENANCE BUILDING.**

After discussion Director White made a motion to amend the capital budget by \$68,222.00 to fund the renovation of the golf course maintenance facility. Director Waddill seconded and the board voted unanimously in favor.

**B. PRESENTATION BY HILLTOP LAKES ATTORNEY CHARLES JORDAN CONCERNING P.O.A. GOVERNANCE PRINCIPALS**

Presentation by Attorney Charles Jordan

**VIII. COMMUNICATIONS**

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

**B. COMMITTEE REPORTS**

- 1. ACC COMMITTEE** – Director Don Hughes reported  
Committee now meets the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday each month  
New guidelines on storage buildings, RV covers and carports  
4 new home permits in 2009 and 15 in 2008  
25 active permits; 9 active house under construction and 5 extensions of house permits
- 2. PLANNING & DEVELOPMENT COMMITTEE** – Director Robertson reported  
July committee meeting cancelled  
Interviewing a firm to draw up plans for our needs at August 5<sup>th</sup> meeting
- 3. ROADS COMMITTEE** – Director O'Brien reported  
Committee met July 22<sup>nd</sup>  
Road Captain meeting scheduled for July 28<sup>th</sup>  
Those interested in having their road paved should contact the committee
- 4. HOSPITALITY COMMITTEE** – Director Waddill reported  
Committee meets 2<sup>nd</sup> Thursday each month at 11:00 a.m. in the Kickapoo Club  
Housekeeping was short staffed in June  
Campground will have trees and bushes removed around the comfort station  
Loss at restaurant June  
Kickapoo Club did well  
Restaurant is serving smaller portions that are less expensive  
Property owners need to support the restaurant
- 5. WILDLIFE MANAGEMENT CLUB** – Randy Beal, Club Secretary reported  
Club website is [www.hilltoplakes.wmc.org](http://www.hilltoplakes.wmc.org)  
Deer Surveys conducted on Wednesday nights & residents are welcome to ride along

**6. GOLF COURSE COMMITTEE** – Director White reported  
Looking for volunteers to lay pipe, dig trenches and install sprinkler heads  
Discussing lake expansion on #10 to increase water storage  
Uncovered springs will help with irrigation  
Discussing a member guest tournament  
Plans for renovation of golf course maintenance area approved by Board  
Next meet scheduled for August 19<sup>th</sup> at 3:00 p.m. in the Magnolia Room

**7. AIRPORT COMMITTEE** – Swan Person reported  
In 1997 there were 4 hangers at Hilltop Lakes and there are now 27 hangers and 33 aircraft  
Purpose of big circle around windsock is to alert pilots to fly over Highway 3  
And not over the golf course

**8. LAKE TASK FORCE** – Herman Sullivan reported  
Lake Tonkawa down 6.5 feet and Swan Lake is down 2.5 feet  
Meeting scheduled for Tuesday, July 28<sup>th</sup> at 9:00 a.m. in the Tonkawa Room

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

**10. EMS** – Ed Earp reported  
15 runs in June, 16 for July to date  
Advised to drink plenty of fluids and watch for snakes

**C. PRESIDENT'S REPORT** – Director Don Hughes reported  
Commended Board for their dedication & hard work  
Committees are doing a good job  
Board goal is to do what is best for Hilltop Lakes  
Board is working hard to keep communications open

**D. GENERAL MANAGER'S REPORT**  
Welcome Center remodel continues  
Stables are coming down  
Bleachers donated to Normangee School for athletic facility  
Enlarging lake on golf course for storage to irrigate golf course  
Lakes Task Force meeting Tuesday at 9:00 in the Tonkawa Room  
    Recommending possible craft use changes  
Paving material ready for road paving at \$2.85 per foot  
    Property owners contact Roads Committee if interested  
Budget preparation begins in August  
Animal Control Program begins August 1<sup>st</sup>  
    Copy of policy available at the Welcome Center  
Appreciation to the Volunteer Fire Department who stepped up and handled the fireworks. Next year presentation will be advanced  
    Band who played the National Anthem will not be returning to Hilltop Lakes

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

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

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