

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Tuesday, August 11, 2009
OPEN SESSION 2:00 P.M. – TONKAWA ROOM

MINUTES

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

ABSENT: Ben Robertson

I. CALL TO ORDER – Director Don Hughes

II. INVOCATION – Director Don Hughes

III. APPROVAL OF AGENDA – Approved with addition

Director White made a motion to add agenda item D. Discussion of the Kickapoo Club, seconded by Director O'Neal. The motion passed with Directors Guilford, Hughes, White, O'Neal, Johnston, Director Guilford voting by proxy for Director Robertson in favor and Director Waddill voting against.

IV. APPROVAL OF MINUTES – July 14th and July 23rd – Approved

V. MEMBERS TO BE HEARD

Walt Campbell asked if the software package in item B on the Agenda is the only package looked at. Larry Nichols stated that he looked at others and this package was the most desirable.

Bobby Horn stated that he is in favor of possibly turning over portion of Mail Route to the county for maintenance in item C on the agenda.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

Director Don Hughes reviewed Board Member Conduct and the By-Laws.

A. GENERAL MANAGER'S UPDATE – GM Moore reported

Golf course driving range opens tomorrow, August 12th

Golf course has a good water supply now

Lakes Task Force will meet next week

Total Lakes Management will give presentation

Verizon plans to bring proposal for a cell tower

Verizon contacted us due to property owners' diligence in calling them

Carpet will be installed in Welcome Center tomorrow, August 12th
Golf Course maintenance facility progressing
Burn ban reinstated at 10:00 this morning
Met with lake consultants

B. PRESENTATION FROM THE CHAIRMAN OF THE FINANCE COMMITTEE AND DISCUSSION BY THE BOARD OF DIRECTORS OF POSSIBLY PURCHASING THE JENARK COMMUNITY MANAGEMENT SOFTWARE PACKAGE

Director O'Neal commended Larry Nichols on work done with this project. Cost will be \$35,515.00 to be paid from bank account. Funds are in budget to cover the server and personnel training costs. Monthly operating expenses are \$400. Auditors will be pleased with this system which includes an in house payroll & work order system. Finance Committee will review again on August 20th and will bring recommendation for action to the board.

C. DISCUSSION AND POSSIBLE ACTION AUTHORIZING THE GENERAL MANAGER TO ENTER INTO DISCUSSIONS WITH LEON COUNTY TO POSSIBLY TURN OVER MAINTENANCE OF MAIL ROUTE ROAD FROM HILLTOP DRIVE TO GREEN ASH. AFTER THE DISCUSSIONS WITH THE COUNTY THE GENERAL MANAGER WILL PRESENT A RECOMMENDATION TO THE BOARD FOR CONSIDERATION AND POSSIBLE ACTION AT A FUTURE OPEN BOARD MEETING.

GM Moore stated that this portion of Mail Route Road has been maintained by the General Maintenance department. Director Waddill made a motion to give GM Moore the authorization to negotiate with the county on maintenance of Mail Route between Hilltop Drive and Green Ash, seconded by Director O'Neal and all voted in favor with Director Guilford voting by proxy for Director Robertson.

D. DISCUSSION OF THE KICKAPOO CLUB

Director White stated that he requested a report given to him by Officer Powell regarding incidences at the Kickapoo Club. After discussion regarding the Club, their board and management, Director Don Hughes stated that concerns were highlighted and at this time we are not ready to do anything different than what we are currently doing.

VIII. ADJOURN - Director Waddill made a motion to adjourn, seconded by Director White and the Board voted unanimously in favor with Director Johnston voting by proxy for Director Robertson.

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____