

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
THURSDAY, AUGUST 27, 2009
OPEN SESSION 7:00 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. OPEN SESSION - CALL TO ORDER – Director Don Hughes

II. INVOCATION – Director Don Hughes

III. APPROVAL OF AGENDA - Approved

IV. MEMBERS TO BE HEARD - None

V. OLD BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION ON RECOMMENDATION FROM FINANCE COMMITTEE TO TRANSFER \$35,515.00 FROM FUND BALANCE TO CAPITAL EXPENDITURES TO PURCHASE JENARK COMMUNITY MANAGEMENT COMPUTER SOFTWARE SYSTEM

Director Hughes stated that this was discussed at a workshop and reviewed at length on several occasions. Director O'Neal and Finance Director, Larry Nichols were authorized to negotiate the best possible price for the system. After discussion of the specifications of the software, costs and training requirements, Director Guilford made a motion to accept the recommendation to transfer funds from the fund balance to capital expenditures to purchase Jenark Community Management computer software system. The motion was seconded by Director Johnson and the Board voted unanimously in favor with Director Guilford voting by proxy for Director Robertson.

VI. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION TO APPROVE AIRPORT COMMITTEE MEMBERS SWAN PERSON, MARTIN RANCK & JOHNNY KEOWN

Director Johnston made a motion to approve new committee members Swan Person, Martin Ranck and Johnny Keown to the Airport Committee, seconded by Director Waddill and the Board voted unanimously in favor with Director Johnson voting by proxy for Director Robertson.

VII. COMMUNICATIONS

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

B. COMMITTEE REPORTS

1. ACC COMMITTEE – Director Don Hughes reported

Committee meets 2nd & 4th Tuesday each month
Committee is fair and consistent
New guidelines for storage buildings, RV covers and carports
4 new home permits this year and 15 in 2008
Currently 23 active permits with 6 active house permits under construction and 4 extensions of house permits

2. PLANNING & DEVELOPMENT COMMITTEE – Theo Webb reported

Committee sought assistance last month with planning project
Interviewed several firms and received figures
Priority to make facility available for meeting rooms
Sub committee reviewing alternative solutions
No recommendation at this time

3. ROADS COMMITTEE – Director O'Brien reported

Over a mile of road paving completed this past week
Program has been successful

4. HOSPITALITY COMMITTEE – Director Waddill reported.

Hotel was full weekend of July 4th
Campground has been slow due to hot, dry weather
Refreshments needed for volunteers at workday doing maintenance around comfort station on September 12th
Restaurant will begin closing on Mondays and Tuesdays beginning Labor Day

5. WILDLIFE MANAGEMENT CLUB - Vernon Presswood reported

Vernon Presswood, Director Ed Hughes and GM Moore met and appointed Johnny Powell to handle hog problems with the Club's assistance.
Club currently has 17 hog traps
In process of building round pen behind driving range
Removing all corn feeders up to Green Ash
9 traps currently in airport city area
Deer counts coming to an end with counts above those last year
Club helping with September 12th workday at comfort station and more volunteers welcome

6. GOLF COURSE COMMITTEE – Director White reported

Member / Guest golf tournament scheduled for September 12th & 13th
Tournament open to all property owners and their guests
Golf maintenance building renovation coming along nicely
Dirt moved onto fairways
Volunteers needed in September to work on irrigation system on # 6
fairway
Committee meeting Wednesday, September 16th at 3:00 p.m. in the
Welcome Center Conference Room

7. AIRPORT COMMITTEE – Swan Person reported

Runway lights were out due to a lightning strike
All bulbs have been replaced and waiting for parts for control
Annual T-38 Club Fly-In is scheduled for Saturday, September 26th
Expecting 100 aircraft, barbecue lunch offered
Postponed until Sunday if rain on Saturday

8. LAKE TASK FORCE – Herman Sullivan reported

Lake Tonkawa down by 7 feet
All boaters urged to use caution

9. HILLTOP LAKES SECURITY – Officer Gerald Powell reported

Drove over 5500 miles in July
7 ½ hours spent on fixed post radar
12 warnings issued, 2 citations and no arrests
Sheriff's office received 13 calls, Hilltop office received 17
12 calls received from off of The Hill: 3 alarms, 3 accidents, 5 livestock,
and 1 Normangee assist
420 house checks conducted and 7 responses to ambulance assists
Reminder to golf cart drivers that you must possess a valid drivers
license and it is illegal to drive a cart after dark

10. EMS – Ed Earp reported

EMS appreciates the deputies' assistance
20 runs in July; 16 on The Hill and 4 other
Flu season approaching and vaccines should be available in September

John Neukom stated that there is now a form at the hospital and if signed
by a doctor, EMS will be allowed to pick up those in need and transport
them home. Charges will be covered by Medicare.

11. NOMINATING & ELECTION COMMITTEE – Director Guilford reported

The date and time of the deadline for candidates to submit their applications was printed as September 5th at 5:00 p.m. This date will be honored.

C. PRESIDENT’S REPORT – Director Don Hughes

Board of Directors working to make Hilltop a better community
Need property owner input
Board’s #1 Goal is to do what is best for Hilltop Lakes
Communications
 Deal with facts only and do not believe rumors
 Quarterly newsletter
 General Manager’s Coffee first Friday each month
 Two open board meetings each month & committee meetings
Visible progress in the maintenance area

D. GENERAL MANAGER’S REPORT – GM Ernie Moore

Road paving in progress for Ercoupe, Comanche and Bullock
Road materials will be retained for road maintenance
Other roads are working hard to get participation in program
Golf course maintenance building on budget & ahead of schedule
Met with D.D. Williamson and John Deere regarding irrigation upgrade for golf course
Meeting with consultants on lakes
Use caution on lakes and stay out of buoyed areas
Herman Sullivan did a great job overseeing the lakes this summer
Welcome Center remodel is in last phase
All committee meetings in September will be in the Welcome Center conference room
Using dirt from excavation done at lake to build up driving range to improve it
Welcome Center open house scheduled for the first Friday in October
Welcome Center staff commended for good attitude during the remodel
Next General Manager’s Coffee is scheduled for Friday, October 2nd and the topic will be “To what do I have a right to expect from my maintenance fee?”

VIII. ADJOURN – Director Johnston made a motion to adjourn, seconded by Director Waddill and the board voted unanimously in favor.

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____