

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
THURSDAY, SEPTEMBER 24, 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: Theo Webb

I. OPEN SESSION - CALL TO ORDER – Director Don Hughes

II. INVOCATION – Director Don Hughes

III. APPROVAL OF AGENDA - Approved

IV. MEMBERS TO BE HEARD

Mr. Winn announced that the Tea Party Group will meet Friday, September 25th at 7:00 p.m. in the Tonkawa Room.

V. OLD BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION TO CONVEY THE SECTION OF MAIL ROUTE ROAD BETWEEN HILLTOP DRIVE AND GREEN ASH TO LEON COUNTY

After discussion Director Waddill made a motion to authorize conveying the section of Mail Route Road between Hilltop Drive and Green Ash to Leon County, seconded by Director Johnston. Dean Player explained the benefits for both Hilltop Lakes and the County in legally taking over this section of Mail Route Road. The Board voted unanimously in favor.

VI. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION TO RENEW THE SECURITY CONTRACT BETWEEN HILLTOP LAKES AND LEON COUNTY FOR SECURITY SERVICES FOR A PERIOD OF TWO YEARS BEGINNING OCTOBER 1, 2009

Director Don Hughes stated that this has been discussed in a Board Workshop and the Board has looked at the options. GM Moore read addition of section 14. Director Johnston made a motion to extend the Security Contract between Hilltop Lakes and Leon County as stated, 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 August.

B. COMMITTEE REPORTS

1. ACC COMMITTEE – Director Don Hughes reported.

Committee meetings each month – 2nd & 4th Tuesday

Problem with not having permits

Five new home permits in 2009 and fifteen in 2008

Nineteen active permits; 6 active house permits under construction

Four extensions of house permits

2. PLANNING & DEVELOPMENT COMMITTEE – No report

3. ROADS COMMITTEE – Director O'Brien reported.

Five miles of road paved in 2008 and 2009

Repairs have also been done

Discussed ending rumors from past on road paving

4. HOSPITALITY COMMITTEE

Appreciation to Wildlife Management Club and property owners for help at campground

Motel room maintenance

Troupe Over the Hill one-year anniversary awards ceremony successful

Kickapoo Club broke even in month of August

T-38 Club voted to continue with Fly-In on Saturday, September 26th as a tribute to Paul Valois

Appreciation to Hilltop Lakes EMS, Fire Departments in Hilltop Lakes, Flynn, Jewett, Marquez, Normangee, Leona and Centerville for their help on the scene of the plane crash.

Appreciation to the Leon County deputies and all who furnished food for the firemen

Appreciation to the runners who helped with support of our firemen.

5. WILDLIFE MANAGEMENT CLUB - Vernon Presswood reported.

Appreciation to all volunteers at the campground clean-up

Project planned this year to give back to the Hill

6. GOLF COURSE COMMITTEE – Director White reported.

Dr. Kevin Jong and Julie Campbell from Texas A&M spoke at last committee meeting on nematodes

Appreciation to Wildlife Management Club for donations during Member Guest tournament.

7. AIRPORT COMMITTEE – Swan Person reported.

Segmented circle painted

T-38 Club decision to dedicate Fly-In to Paul Valois

8. LAKE TASK FORCE – Hermann Sullivan reported.
Anyone finding dead fish on Tonkawa Lake report to Hermann Sullivan
and he will report to the State.

9. HILLTOP LAKES SECURITY – No report

10. EMS – Ed Earp reported.
Appreciation to the Board of Directors on the Security Contract
20 runs in August, 12 for September, 126 so far this year
In 2008, 85% of runs were on the Hill

11. NOMINATING & ELECTION COMMITTEE – Director Guilford
reported
Meet the Candidates scheduled for Saturday, September 26th at
2:00 p.m. and Monday, September 28th at 7:00 p.m. in the
Tonkawa Room
Appreciation to Barbara May for years of service on the committee
Election ballots will be mailed out on October 9th

C. PRESIDENT'S REPORT – Director Don Hughes reported.
Board is working to make a better community
No hidden agendas or secret meetings
Goal is to do what is best for Hilltop Lakes
Board must have a chance to consider ideas of all kind
Discussion does not translate to a done deal
Significant changes require detail communications
Routine business should not require Town Hall meetings
Significant decisions demand time to communicate with community
Every decision should not require a vote of property owners
Option to change rules
We live within our finances, nothing is free
Board asks for continued help & support

D. GENERAL MANAGER'S REPORT – GM Ernie Moore reported.
Government of our community; Board, Committees, General Manager,
Staff
Appreciation to all club and committee members who donate their time
Welcome Center remodel nearing completion
Welcome Center Open House scheduled for Friday, October 2nd
Appreciation to all volunteers
Golf Course maintenance facility near completion

VIII. 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:** _____