

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES  
BOARD OF DIRECTORS MEETING  
Thursday, January 27, 2011  
EXECUTIVE SESSION 5:00 P.M.-WELCOME CENTER CONFERENCE ROOM  
OPEN SESSION 7:00 P.M.-TONKAWA ROOM

MINUTES

PRESENT: Jack Stork, Gary O'Neal, Don Madewell, Jim Poole, Larry White, Randy Schiamara, Emitt Herod, Ed Hughes, Mike Miller, and Connie Saxton

ABSENT: None

- I. EXECUTIVE SESSION-LEGAL & PERSONNEL
- II. OPEN SESSION-CALL TO ORDER-Director Stork
- III. INVOCATION-Director Miller
- IV. APPROVAL OF AGENDA-Director Miller motioned to approve the agenda; Director Madewell seconded the motion. Agenda was approved by unanimous vote.
- V. APPROVAL OF MINUTES FOR DECEMBER 16, 2010, AND JANUARY 13, 2011-Director White motioned to approve the minutes; Director Schiamara seconded the motion. Vote was unanimous.
- VI. OLD BUSINESS
  - A. DISCUSSION AND POSSIBLE ACTION-ACC'S RECOMMENDATION OF DEPOSITS INSTEAD OF FEES-Director Schiamara motioned to approve the recommendations as outlined in Exhibits A & B, attached; Director Pool seconded the motion. Five were for, 2 against and Director O'Neal abstained. Motion passed.
  - B. DISCUSSION - 2011 POA BOARD GOALS-Copies will be made available at the Welcome Center.
- VII. NEW BUSINESS
  - A. DISCUSSION - GASTAR'S EMERGENCY PLAN OF ACTION-Brad Hipple presented a Power Point presentation regarding the emergency plan of action in case of a gas leak. Gastar and Boots & Coots will handle any emergencies; Hilltop Lakes Volunteer Fire Department will only assist.
  - B. DISCUSSION AND POSSIBLE ACTION-AIRPORT & PLANNING & DEVELOPMENT COMMITTEES-Director Stork reported the Planning

& Development Committee will be chaired by Ed Hughes with Larry White, Theo Webb, Don Weldon, and Melvin Thompson serving. The Airport Committee will be chaired by Jim Pool with Lee Allen, Bill Lyle, Johnny Keown, and Larry Ashpaugh serving. Director Shiamara motioned to approve the above committees; Director O'Neal seconded the motion. Vote was unanimous.

- C. DISCUSSION-INTER-CLUB PLAY-Director White reported eight clubs are involved and each month, one club hosts a tournament. This would help promote Hilltop.

## VIII. COMMUNICATIONS

### A. COMMITTEE REPORTS

1. TREASURER / FINANCE COMMITTEE REPORT-Director Madewell reported:

- a. Net for year was \$262,111 which basically became the capital for this year.
- b. There is \$997,000 in the bank of which \$295,000 is allocated for capital, \$250,000 for emergencies, \$98,000 placed in reserve, trail fee is currently \$32,000, lake fund was left out, and prepaid maintenance of \$418,000.

2. ACC-Director Schiamara reported:

- a. One (1) new home permitted
- b. Reminded everyone to get a permit for any fences, sidewalks, storage buildings.
- c. Working on a system to inform new home owners about permits

3. PLANNING & DEVELOPMENT COMMITTEE-Director Hughes stated meetings will be the 2<sup>nd</sup> Thursday at 9:00 a.m.

4. WILDLIFE CLUB-No report

5. LAKES COMMITTEE-Director Pool reminded everyone to get 2011 stickers for their boats, jet skis, etc. Cedar trees will be put in the lakes for fish habitat. Cinder blocks are needed to hold the trees under water. If you have any, please contact Jim Pool or Herman Sullivan.

### B. PRESIDENT'S REPORT-Director Stork reported:

1. As of this moment, nothing has been decided as to where the pipeline is going. A contract has been received, offering \$175 per rod.
2. TCEQ has temporarily refused the request. Attorney is working on appeal.
3. Purchased a used side boom mower for maintenance.
4. Maintenance department is working on the motel rooms painting, patching, repairing, etc.
5. POA Board guaranteed Richard Vasquez he has contract for

the restaurant for five (5) years. He will be making some changes such as the hours.

#### IX. MEMBERS TO BE HEARD

- A. Rhea Hooper-Has been to fire board election before which usually has about 30 people there. Was stunned to find over 100 people there to put in a new fire board. It became political. Several of the POA Board members were involved in it. People were following misinformation. What caused all these people to decide who was going to run the fire department. She appreciates all the work the Board does and all the volunteers. Let's show respect to each other. Director Schiamara responded that the by-laws of the EMS were changed to specifically read so that property owners could vote. Property owners should be able to vote on every election, water board election, fire board election, POA election. Every board member has right to campaign on any election, a right to vote, has a right to ask people to vote, a right to send letters, a right to hand papers out. No one will ever tell him that he can't campaign and that he can't vote.
- B. Margaret Wagner-EMS is here to serve. They need help.
- C. Nancy Keown-EMS may have to go to paid outside service to cover the district we now serve.
- D. Al Hooper-Bylaws have always allowed property owners to vote. The annual meeting is posted 30 days in advance urging property owners to attend and vote. Rights have responsibilities.
- E. Jack Wimbish-Character defamation being spread about your neighbors. Check out both sides to any story. Where are we at on the retirement center?
- F. Linda Lovett-One of the Board's goals stated is to keep all the departments within their budgets. If they have all stayed within their budget, you want to make sure they stay within their budget this year? So it really isn't a big deal then. Yes, replied Director Stork, every department needs to stay within their budget or it will be a big deal. Is it true the Board charged a man, not a property owner, \$35 a month to park his airplane? Why are we repaving roads already paved? She would like Nassau Lane paved. Nassau will be put on the list for roads to be paved.
- G. Jim Thornton-Agrees with the ACC about deposits instead of permit fees

#### X. ADJOURN

Director Schiamara motioned to adjourn the meeting; Don Madewell seconded the motion. Meeting was adjourned.

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Prepared by:

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Date:

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Approved by:

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Date: