

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Tuesday, October 13, 2009
OPEN SESSION 2:00 P.M. – TONKAWA ROOM

MINUTES

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

ABSENT: None

I. CALL TO ORDER – Director Don Hughes

II. INVOCATION – Director Don Hughes

III. APPROVAL OF AGENDA – Approved with addition of discussion of the Kickapoo Club added by Director Ed Hughes.

IV. APPROVAL OF MINUTES – September 8th & September 24th- Approved

V. MEMBERS TO BE HEARD

A. Bobby Horn referred to item C on the agenda and stated that the Board should not sell any common property until policy has been set.

B. Bill Fathke asked Director Waddill why the Kickapoo Club was closed for repairs and held back that it was closed for TABC citation reasons.

VI. OLD BUSINESS

A. **CONSIDERATION AND POSSIBLE ACTION TO IMPLEMENT A FINE POLICY AND AUTHORIZE THE GENERAL MANAGER TO WORK WITH COMMITTEES TO IDENTIFY FINEABLE OFFENSES TO BRING TO THE BOARD FOR APPROVAL** – Director O'Neal stated that the Board is looking to set fines where issues repeatedly come up. After discussion, Director Johnston made a motion to authorize the General Manager to work with committees to identify fineable offenses to bring to the Board for approval, seconded by Director O'Neal. Director White and Director Ed Hughes voted against with all other Board members voting in favor.

VII. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION ON ENTERING INTO A LEASE AGREEMENT WITH VERIZON FOR A CELL TOWER SITE –** Greg Gow with Verizon Wireless stated that Verizon is proposing to place a tower near the Volunteer Fire Department. This portion of property is deeded to the Fire Department and legally Verizon will need to deal with them regarding this. Bart Ewald stated that a committee will meet Sunday evening and their Board will meet Wednesday to review. Greg Gow stated that he will put a hold on the tribal & environmental work until further notice.
- B. CONSIDERATION AND POSSIBLE ACTION TO AMEND THE ARTICLES OF INCORPORATION TO REQUIRE A VOTE OF THE PROPERTY OWNERS BEFORE ANY AMENITY MAY BE SOLD –** Director O’Neal read the Board of Directors’ Resolution Proposed Amendment to Articles of Incorporation to Prevent Sale of Association Amenities Without Member Approval. Copies are available at the General Manager’s office upon request. GM Moore stated that all property owners will receive a ballot and proxy in the newsletter to be voted on in November. Director Waddill made a motion to authorize taking a vote of property owners to amend the Articles of Incorporation to require a vote of the property owners before the golf course, lakes or airport could be sold, leased or otherwise disposed of, seconded by Director O’Neal and the Board voted unanimously in favor.
- C. CONSIDERATION AND POSSIBLE ACTION ON A REQUEST FROM JOE HARDING TO PURCHASE A SECTION OF THE TAXIWAY BETWEEN RANCHVIEW AND SPRINGVIEW FOR THE SUM OF \$500.00 –** Director O’Neal made a motion to sell this section of the taxiway to Mr. Harding, seconded by Director Guilford and the Board voted unanimously in favor.
- D. DISCUSSION OF RECOMMENDATION FROM THE PLANNING AND DEVELOPMENT COMMITTEE CONCERNING BUILDINGS –** Director Don Hughes stated that the charge to the Planning & Development Committee was to bring a rendering to the Board. The Board recommended that the Planning & Development Committee bring back a second proposal independent of the hotel space.
- E. SELL OR LEASE COMMON GROUND –** Discussion of the Board’s right to sell or lease common ground. Will discuss amending the By-Laws at the next meeting.
- F. KICKAPOO CLUB –** Discussion of the temporary loss of license.

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

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____