

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Thursday, October 22, 2009
OPEN SESSION 7:00 P.M. TONKAWA ROOM

MINUTES

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

ABSENT: Don Hughes

I. CALL TO ORDER – Director Waddill

II. INVOCATION – Ken Kunz

III. APPROVAL OF AGENDA - Approved

IV. MEMBERS TO BE HEARD

- A. Property Owner Jack Wimbish asked why all amenities are not listed in the proposed change to the Articles of Incorporation. Director O'Neal explained that the intent was to leave some amenities and common property out and include the lakes, golf course and air strip.
- B. Property Owner Eric Aaron asked why the Articles of Incorporation are not being change to match the By-Laws. Director O'Neal answered that currently the Articles of Incorporation read that the Board of Directors has full authority to sell anything. The Articles of Incorporation override the By-Laws. We are changing these to agree.
- C. Property Owner Andy Zeigelmeier spoke regarding his bad experience with Gastar.
- D. Property Owner Nancy Paige asked about the Fine Policy mentioned at the last meeting. GM Moore answered that this was approved and Committees are in the process of listing possible fineable offenses.

V. OLD BUSINESS

VI. NEW BUSINESS

- A. **PRESENTATION FROM REPRESENTATIVES OF GASTAR CONCERNING PLANS FOR EXPLORATION & DRILLING IN THE AREA** – Henry Hanson, Vice President of Gastar gave a presentation regarding a possible drilling site.
- B. **INFORMATION CONCERNING ARTICLES OF INCORPORATION SPECIAL MEETING AND ELECTION** – Proxies are available to all property owners. Director O'Neal reviewed the instructions for using a proxy.

VII. COMMUNICATIONS

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

B. COMMITTEE REPORTS

1. ACC COMMITTEE - Director White reported.

Currently 20 permits

Committee composed of very talented people

Connie Saxton appreciated for doing an excellent job

Committee meets 2nd and 4th Tuesday of each month

2 PLANNING & DEVELOPMENT COMMITTEE – Director Webb reported.

Committee meets 1st Wednesday each month at 3:00 in the Welcome Center Conference Room

Priority items are the Post Office and the need for two meeting rooms

Board requested that committee present more options

Area near hotel being considered for a possible community center

3. ROADS COMMITTEE – No report at this time.

4. HOSPITALITY COMMITTEE – Director Waddill reported.

Committee meets 2nd Thursday at 11:00 a.m. in the Welcome Center Conference Room

Kickapoo Club was closed for seven days

Remodeling at Kickapoo Club is complete

Waitstaff requiring name and member number when serving

Restaurant submitted capital budget for 2010

Hotel full last weekend and next

5. WILDLIFE MANAGEMENT CLUB - No report at this time.

6. GOLF COURSE COMMITTEE – Director White reported.

Committee meets 3rd Wednesday each month at 3:00 p.m. in the Welcome Center Conference Room

The Board asked the Golf Course Committee to discuss possible fines.

The Committee discussed and voted unanimously to not pursue the fine policy.

7. AIRPORT COMMITTEE – Swan Person reported.

Fly-In on September 26th brought in 30 aircraft. Smaller turnout this year due to overcast sky that morning.

8. LAKE TASK FORCE – No report at this time.

9. HILLTOP LAKES SECURITY – No report at this time.

10. EMS – No report at this time

C. PRESIDENT'S REPORT – No report at this time.

D. GENERAL MANAGER'S REPORT – GM Ernie Moore reported.

No General Manager's Coffee scheduled for December and January
Golf maintenance facility nearing completion
Delay in remodel of restaurant restrooms
Finance Committee working on budget, Board to make final decision
Road paving projects nearing completion
Wildlife Management Club commended for volunteer work
Animal Control Program in place

Director Bill Johnston stated that he was on the Board in 2006 when the By-laws were changed due to a bad rumor. The Board is trying to legally do now what they tried to do in 2006. Director Johnston read the proposed amended section of the Articles of Incorporation.

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

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____