

**PROPERTY OWNERS ASSOCIATION OF  
HILLTOP LAKES, INC.**

**FOURTEENTH ANNUAL MEETING OF MEMBERS**

**SATURDAY, NOVEMBER 5, 2011  
10:00 A.M. - TONKAWA ROOM**

**MINUTES**

**PRESENT: Jack Stork, Randy Schiamara, Jim Pool, Mike Miller, Larry White, Emitt Herod, and Connie Saxton**

**ABSENT: Don Madewell, Gary O'Neal**

- I. Call to Order – Director Stork**
- II. Invocation – Director Miller**
- III. Welcome to Members and Guests – Director Stork**
- IV. Presentation of Minutes - November 6, 2010 - Thirteenth Annual Meeting**
- V. Report on 2010 Audit of Books and Records-Director Stork stated Don Madewell is not here but the audit shows a (\$3,000) at the end of the year for 2010 in comparison to (\$272,000) the previous year. Copies of the audit are available at the Welcome Center. This year, 2011, is better.**
- VI. Reports from Directors, Officers and Committees**
  - Architectural Control Committee-Director Schiamara reported:**
    - 1. Three (3) permits issued for new homes.**
    - 2. Only fifty-four (54) permits issued so far this year in comparison to seventy-eight (78) permits issued this time last year.**
    - 3. Number 1 permit issued was for septic systems; 2<sup>nd</sup> most issued was for storage buildings/garages.**
    - 4. One positive change in the ACC is requiring permit deposits instead of fees, charging only for new home construction inspections.**
    - 5. Following guidelines have been approved, recorded and filed as required by new state law:**
      - a. Guidelines for Roofing Materials**
      - b. Guidelines for Display of Flags**
      - c. Guidelines for Solar Energy Devices**
      - d. Guidelines for Rainwater Recovery Systems**
      - e. Guidelines for Display of Certain Religious Items****Copies are available at the Welcome Center.**

6. **Thanked Bill Johnston, Ron Gibson, Roscoe Bayless, Emitt Herod and Jim Thornton for their service this past year.**

**Planning & Development Committee-Director White recognized:**

1. **Ed Hughes, Don Weldon, Melvin Thompson, Theo Webb for their work on the committee.**
2. **Has two bids for a community center and two bids for lifts in the Lodge-will meet this month to discuss all options.**

**Wildlife Management Club-Vernon Presswood reported:**

1. **Held first annual ASA shoot-brought people in that didn't know about Hilltop.**
2. **Working with FFA and 4H with their shoots**
3. **One 4H member planned and constructed two (2) round hog traps for his Eagle Scout project.**
4. **Working with game wardens to stop poaching**
5. **To give back to Hilltop, our club helped with two (2) fundraisers – one with doctor raising money for a clinic and the other was for the VFD to raise money for the ATV.**
6. **Our club has increased eighty (80) new property owners this year. Just counting maintenance fees from the 188 members, this club brings in over \$80,000 a year; this doesn't include income from campground rentals, Kickapoo Club, restaurant, motel, etc. The club also does a lot of volunteer work.**
7. **Harassment of hunters, trappers or anglers is punishable by fine of \$200 - \$2,000 and/or 180 days in jail. There has been a problem of harassment. If anyone has a problem, please call him.**

**Golf Course Committee-Director White reported:**

1. **Lots of tournaments this year bringing in money to Pro Shop, restaurant, Kickapoo Club, motel, etc.**
2. **Pro Shop hours change Sunday - 7:30 a.m. to 5:00 p.m.**
3. **Last tournament was Ladies of the Lake-have no results.**
4. **Lone Star League's next interclub tournament will be November 14<sup>th</sup>.**
5. **There has been vandalism on the golf course. Please report any activity after dark on the golf course.**

**Director Schiamara reported the need for an ATV by the Volunteer Fire Department. A golf tournament was held to raise funds. He thanked all the players, volunteers, donors, sponsors. He also thanked Hogan's Trucks Unlimited for providing the \$7,000 mower and several other prizes for a "hole in one", which no one won. Thanked Normangee**

**Tractor for sending down the ATV for everyone to see. Big thanks to Mona Rice who did all the work putting this tournament together. Over \$8,000 was collected for the Volunteer Fire Department.**

**Airport Committee-Dave Wagner mentioned:**

- 1. The annual fly-in was successful-45 aircraft showed.**
- 2. Runway is in good shape; the solar-powered lighting works better than the buried wire type.**
- 3. The south wind sock pole has been modified.**
- 4. Do not have the beacon installed as of yet.**
- 5. Have total of 29 hangars which is an increase of one from last year and 40 aircraft.**

**Lakes Committee-Director Pool stated:**

- 1. Gravity flow pipeline is completed and as soon as it rains, it should help fill Tonkawa Lake.**
- 2. Recognized Bill Lyle, Don Hughes, Herman Sullivan, Mike Savell, Eldon Woods, Ken Harvey, and the maintenance department for their work on the pipeline.**
- 3. Runs about 3800'. Has been pressured tested-no leaks.**
- 4. Spring clean up around the lakes at the first of the year went well.**

**John Gower (who has been measuring since 1985) stated water in Tonkawa was down over 15'. Six years ago the lake was down 8'.**

**VII. Reports from:**

**Equine Management Corporation-Michelle Lee reported:**

- 1. Has 24 horses (10 families)**
- 2. Can't find hay which is needed**
- 3. Resurgence of interest in horses this year; will be more activities such as play days.**
- 4. Fence has been bought to fence in area around putt-putt toward the road.**
- 5. Painting the barn**
- 6. Participated in Granny Camp**
- 7. Looking for volunteers for the nativity scene**
- 8. Garage sale in barn being planned for next spring**
- 9. Drought has been the biggest problem this year.**

**EMS-John Neukom reported:**

- 1. More callouts this year than last**
- 2. Big accomplishment has been introduction of paramedics to our program.**
- 3. State-of-art heart monitor has been added to the**

ambulance.

4. Whole project has been funded by ESD contributions.
5. Challenges are in areas of recruitment-we need drivers.
6. EMT training is more stringent than drivers. May have to look at hiring paid EMTs.
7. Thanked all volunteers-fire and EMS. Recognized the run coordinators which were disbanded this year.
8. To give back to the community, think about joining the fire department in any one of these capacities. They are a great group of people.

#### **Volunteer Fire Department-Brad Hipple**

1. Thanked Mona Rice and Randy Schiamara for the benefit golf tournament-it happened in a short period of time (three weeks) and a huge success! Total amount raised was \$8,144.51.
2. Back in Time and Sweet Harmony raised \$1797 at their fundraiser, Farm Bureau kicked in \$1000; Nucor gave \$1000; Cannon gave \$250. With all the generous donations from everyone, \$16,384.75 has been given. Thank you!
3. Six (6) firefighters are going thru a state-accredited class "Introduction to Fire Fighting" which allows them to go into burning homes.
4. Four (4) firefighters completed a High Angle Rescue Training.
5. Received a grant to maintain the SCPA's. Thanked Gary Hall.
6. Committee for a new firehouse has three (3) bids.
7. Fire department needs volunteers.
8. Thanked committee, Board, everyone at Hilltop for their support.

#### **S.W. Leon County ESD 2-John Gower reported:**

1. ESD is a state-taxing authority ran through the county to support EMS and the fire department. District was formed about ten (10) years by a vote of the people. Maximum tax rate is \$.10 per \$100 of evaluation. Current commissioners are Lois Millstead, Janey Shannon, Eldon Woods, Ron Allen and John Gower.
2. There is \$300,000 in reserve; however, there have been rate increases in EMS and fire department. Appraisals have been lowered affecting the income of the ESD. ESD may have to dip into the reserve.
3. At the rate we are going, the reserve will be depleted in four (4) years.
4. Unless the appraisals go up, we may have to find another

way to support the EMS and the fire department.

#### **Water Supply Corporation-None**

#### **VIII. Report from President-Director Stork asked Dean Player to speak first:**

- 1. The county has reverted back to the old formula for appraisals which should raise the income for ESD effective 2012.**
- 2. Anything to encourage and promote the young people, we should be doing it.**
- 3. Hwy 3 completely refurbished by TX DOT from CR 470 to Hwy 79. South part of Hwy 3 has been funded and is going to be refurbished but could take up to 18 months to happen. Before that can be done however, culverts have to be reconditioned. The roads will only be closed down that are close to these culverts. To go to Normangee from Hilltop, go to 466 to OSR and take a right. This will take 2-3 days. There will be several projects to recondition over the next 6-9 months. The flashing sign will not show you the detour because they are prohibited by law to obligate county roads for detours.**
- 4. There will be a test on the Emergency Warning System-will not be 30 seconds but for 3 minutes.**

#### **Director Stork commented:**

- 1. November 10<sup>th</sup>, the Board will hold a meeting to discuss the community building and the budget.**
- 2. EMS/Fire Appreciation Dinner to be held in December.**
- 3. Thanked Connie, the staff and the board members for all the work done in the past year.**
- 4. Looking at goals for 2011:**
  - a. Community center/post office-in planning process**
  - b. Search for General Manager-went through process**
  - c. Road improvements-paved Hilltop Drive, Holster Hwy, and Tonkawa East.**
  - d. Finances-increase emergency fund-has been done**
  - e. Working on a salary analysis**
  - f. General improvements-1<sup>st</sup> floor of hotel has new paint, new carpet, repairs made. Second floor will be done in 2012. Campgrounds have been improved. New shades in Tonkawa Room. Major improvements at Putt-Putt.**
  - g. The Patrol contract was approved. The Post Office contract was also approved.**
  - h. Completed the pipeline to move water from Swan to Tonkawa Lake.**
  - i. Personnel handbook training is close to being finished.**

- j. Number of golf tournaments has increased by 1 or 2.**
- k. Part-time help was hired this last summer.**
- l. New septic was added to campgrounds.**
- m. Cell tower was completed by Verizon.**

**Director Stork informed the property owners that the \$5,000 deductible originally told to us for the lawsuits brought against the three (3) board members and the POA of Hilltop Lakes is actually \$25,000. The hearing is scheduled for November 21, 2011, for the lawyers to argue the facts of the case.**

- IX. Report on Finances & the 2011 Budget-January 1 – September 30, 2011, available funds are \$180,135.99 plus \$271,055 in the emergency fund. Almost \$400,000 is available to work with for the next year, with income of about \$2,700,000 for Operations. There will be a Budget meeting the third Thursday and is an open meeting.**
- X. Recognition of Outgoing Directors-Director Stork thanked the Directors for their hard work the past three (3) years: Gary O’Neal (absent), Ed Hughes, and Larry White.**
- XI. Recognition of Directors for December 2011 – December 2014-Director Stork recognized Steve Misterak, Ray Vogt, and Bill Recknor.**
- XII. Recognition of 2011 Nominating Committee – Director Pool recognized Barbara May, Karen Preston, Ethel Lewis, Glenda Bergdoll, and Faye Weller. Barbara May recognized the volunteers who helped the day of the election.**
- XIII. Presentation of Citizen of the Year Award-The POA Board presented plaques to co-recipients this year: The Hilltop Lakes Volunteer Fire Department and the EMS.**
- XIV. 2012 Annual Meeting will be conducted on November 3, 2012, at 10:00 a.m.**
- XV. Member Comments to the Board**
  - Lorna Webb: Did not hear anything about a Committee for Swimming Pool. There are some improvements that need to be done.**
  - Lianne Harris: Been on hill for twenty (20) years. The area cleared behind Hole #16 for a future walking/hiking trail has deer feeders. Answer: It is not yet a walking/hiking trail and the deer hunters have a right to be there. Can a notice be put up? Yes.**
  - Barbara May-Thanked the Board and Jim Pool as Chairperson for letting the Nominating Committee do their job.**

**Director Stork remarked any input or suggestions a property owner has should be brought to the Board or one of the committees.**

**XVI. Adjourn**

**Director Schiamara motioned to adjourn the meeting; Director Pool seconded it. Meeting was adjourned.**

\_\_\_\_\_  
**Prepared by:**

\_\_\_\_\_  
**Date:**

\_\_\_\_\_  
**Approved by:**

\_\_\_\_\_  
**Date:**