

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Tuesday, December 1, 2009
OPEN SESSION 2:00 P.M. – TONKAWA ROOM

MINUTES

PRESENT: Don Hughes, Theo Webb, Ed Hughes, Larry White, Gary O’Neal, Charlotte Waddill, Jack Stork, Randy Schiamara, Mike Miller, Ernie Moore and Donna Williams

ABSENT: None

- I. CALL TO ORDER** - Director Don Hughes
- II. INVOCATION** – Director Don Hughes
- III. APPROVAL OF AGENDA** - Approved
- IV. APPROVAL OF MINUTES** – October 13th, October 22nd and November 7th - Approved
- V. MEMBERS TO BE HEARD** - None
- VI. OLD BUSINESS**
 - A. REPORT FROM BOARD SECRETARY CONCERNING PROPERTY OWNER’S MEETING AND BY-LAW AMENDMENT VOTE AT THE NOVEMBER 21ST MEETING** – Director Johnston reviewed the Articles of Incorporation Amendment from the November 21st meeting.
 - B. REPORT FROM FIRE DEPARTMENT CONCERNING PROGRESS OF CELL TOWER AGREEMENT WITH VERIZON** – Bart Ewald reported that the Volunteer Fire Department has engaged with County Attorney, Jim Witt to review the contract. He suggested that Board consider cosigning due to original property being deeded to the Fire Department.
- VII. NEW BUSINESS**
 - A. TREASURER’S REPORT** – Director O’Neal reviewed the financials for the month of October.
 - B. SEATING OF THE THREE NEW BOARD OF DIRECTORS MEMBERS RECENTLY ELECTED TO SERVE FOR THREE YEAR TERMS** – Director Don Hughes announced the new Board members to be seated: Jack Stork, Mike Miller and Randy Schiamara. He expressed appreciation to outgoing Board members Harold O’Brien, Murry Guilford and Bill Johnston for their dedication to the Board.

- C. ELECTION OF P.O.A. BOARD OFFICERS TO SERVE IN 2010 –**
Director Don Hughes reviewed the duties and guidelines for the officers.

Director Schiamara made a motion to elect Director Stork as President, Seconded by Director White. The Board voted in favor with Director Waddill voting present.

Director Schiamara made a motion to elect Director Ed Hughes as Vice President, seconded by Director Miller. The Board voted in favor with Director Waddill voting present.

Director Miller made a motion to elect Director White as Secretary, seconded by Director Schiamara. The Board voted in favor with Director Waddill voting present.

Director Ed Hughes made a motion to elect Director O’Neal as Treasurer, seconded by Director Schiamara. The Board voted in favor with Director Waddill voting present.

- D. CONSIDERATION AND POSSIBLE ACTION TO SET THE 2010 BOARD MEETING SCHEDULE –** Director Stork stated that he will meet with Stacie and GM Moore to review the dates and present a schedule at the December 10th Board meeting.

- E. CONSIDERATION AND POSSIBLE ACTION TO RENEW MANAGEMENT AGREEMENT BETWEEN KICKAPOO CLUB BOARD OF DIRECTORS AND THE P.O.A. –** After discussion, Director Ed Hughes made a motion to operate under the present agreement on a month to month basis until resolved, seconded by Director O’Neal. The Board voted unanimously in favor.

- F. CONSIDERATION AND POSSIBLE ACTION ON A REQUEST FOR VARIANCE FOR BENJAMIN YELLOTT TO LOCATE SEPTIC LINES ON COMMON GROUND AT 44 POST OAK –** Minnie Neel spoke on behalf of Mr. Yellott requesting variance. Director Don Hughes made a motion to sell property to Mr. Yellott for a total cost of \$800.00, seconded by Director Waddill. The Board voted in favor with Director Schiamara and Director Miller voting against.

- G. CONSIDERATION AND POSSIBLE ACTION TO SET THE TRAIL FEE FOR 2010 AT \$125 FOR FIRST CART AND \$75 FOR SECOND -** Director White made a motion to not increase the trail fee, seconded by Director Schiamara and the Board voted unanimously in favor.

H. CONSIDERATION AND POSSIBLE ACTION TO EMPLOY GESSNER ENGINEERING TO EVALUATE AND REPORT ON THE STRUCTURAL INTEGRITY OF HOTEL CONTRACT NOT TO EXCEED \$2500 – Director Webb stated that the Planning & Development Committee are looking at ways to reduce costs and losses at the restaurant and motel. Condition of buildings worsens and this has been discussed at Committee and Board meetings. Director Webb made a motion that Gessner Engineering be employed to evaluate and report on the structural integrity of the motel with the contract not to exceed \$2500.00. Director O’Neal seconded and the Board voted in favor, with Director Schiamara and Director Miller voting against.

I. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE 2010 OPERATING AND CAPITAL BUDGET – Director O’Neal made a motion to accept the 2010 Operating and Capital budget, seconded by Director Schiamara. The Board voted in favor with Director Waddill voting against.

VIII. ADJOURN

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____