

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
THURSDAY, DECEMBER 10, 2009
EXECUTIVE SESSION 5:30 P.M. WELCOME CENTER CONFERENCE ROOM
OPEN SESSION 7:00 P.M. TONKAWA ROOM**

MINUTES

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

ABSENT: None

- I. OPEN SESSION - CALL TO ORDER** – President Jack Stork
- II. INVOCATION** – Director Don Hughes
- III. APPROVAL OF AGENDA** – Director O'Neal made motion to approve agenda with change of meeting time for Thursday, December 16, 2010 from 2:00 p.m. to 7:00 p.m. Motion seconded by Director Hughes and the board voted unanimously in favor.
- IV. MEMBERS TO BE HEARD** - President Stork announced that although this item is at the beginning of the meeting, during agenda item consideration, members may raise their hand to be recognized and ask questions or ask for clarification. Members are requested to keep their questions and comments brief.

Property Owner Andy Ziegelmaier inquired as to the status of the Gastar drilling proposal. General Manager Ernie Moore advised that no date has been set for a hearing and that Gastar is currently revising plans and preparing a presentation. Property owners will be duly notified.

- V. OLD BUSINESS**
 - A. CONSIDERATION & POSSIBLE ACTION TO RENEW MANAGEMENT AGREEMENT BETWEEN KICKAPOO BOARD AND POA BOARD FOR KICKAPOO CLUB OPERATION** - President Stork advised that an Executive Session had been held prior to this open meeting with members of the Kickapoo Board. The management contract is being revised by the Kickapoo Board and will be re-presented between now and the first of the new year.
 - B. ANNOUNCEMENT OF THE 2010 POA BOARD MEETING DATES** - President Stork announced the schedule of the board meetings for the year 2010 with the correction of the Thursday, December 16, 2010 meeting time from 2:00 p.m. to 7:00 p.m. Four Saturday meetings are scheduled for 2010 on February 20, May 6, August 14 and the Annual Meeting on November 6. All the meetings are scheduled for 10:00 a.m. Saturday.

VI. NEW BUSINESS

A. APPOINTMENT OF COMMITTEE CHAIRS BY BOARD PRESIDENT

JACK STORK - President Stork requested that any property owners who would like to serve on a committee, please contact the chairman for consideration.

Finance:	Gary O'Neal
Nominating:	Randy Schiamara
Architectural Control:	Don Hughes and Larry White
Long Range Planning:	Ed Hughes and Theo Webb
Golf:	Larry White
Wildlife Management:	Ed Hughes
Lakes:	Mike Miller
Hospitality/Restaurant:	No committee, will be under the direction and supervision of the General Manager
Airport:	General Manager to direct with advisory committee from airport area residents

B. CONSIDERATION AND POSSIBLE ACTION ON A REQUEST FROM BART KOUBA TO PURCHASE A PORTION OF IRON DRIVE - General Manager Ernie Moore described property and advised that Mr. Kouba has offered one thousand dollars (\$1,000.00) for this area to tie this property together.

Motion was made by Director White to sell the property to Mr. Kouba for one thousand dollars (\$1,000.00) with the Property Owners Association paying the transfer fee. Director Waddill seconded the motion and the board voted unanimously in favor.

Director Schiamara stated that he is against selling any common ground without a vote of property owners but voted for this sale because the Board recently sold common ground to two property owners and it would not be fair to turn down Mr. Kouba. He asked that we at least set parameters for selling common ground if we are not going to change the Articles of Incorporation to prevent Boards from selling common ground without a vote of property owners.

VII. COMMUNICATIONS

A. PRESIDENT'S REPORT

1. ANNOUNCEMENT OF ALL-DAY BOARD ORIENTATION, PLANNING SESSION AND EXECUTIVE SESSION ON DECEMBER 1, 2009

President Stork announced an All-Day Board Orientation, Planning Session and Executive Session scheduled for Tuesday, December 15, 2009 beginning at 9:00 a.m. There will be a tour of all facilities. Property owners are invited to join the tour and may attend the orientation and planning session. There will be an Executive Session at the end of the open meeting to discuss personnel.

President Stork advised on the status of the cell tower. Variances have been submitted to the ACC for fence and equipment building set backs.

The POA board is to sign the contract with Verizon as the original agreement with the Belin organization and the VFD states that if the VFD ceases to exist, the property reverts to the property owners.

B GENERAL MANAGER'S REPORT

General Manager Ernie Moore advised that the renovations to the Welcome Center and the Golf Course Maintenance facility are now complete, restroom renovations in Arrowhead Lodge almost complete.

Next General Managers Coffee scheduled for Friday, February 5, 2010 from 9:30 a.m. to 11:00 a.m. in the restaurant.

Water has been tested in all lakes due to question of proximity of the hotel to Mirror Lake. All levels are under any dangerous level and are safe for all water sports but are not potable.

Budget for 2010 has been passed. Report will be generated by the General Manager so property owners will be aware of anticipated revenues and projected expenditures.

President Stork announced that any property owner who has ideas concerning goals or improvements to Hilltop Lakes contact any board member prior to the Board Orientation on December 15th.

VIII. ADJOURN

Director White made motion to adjourn, seconded by Director O'Neal and the Board voted unanimously in favor.

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____