

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Thursday, March 24, 2011
EXECUTIVE SESSION @ 5:30 P.M. - WELCOME CENTER CONFERENCE
ROOM
OPEN SESSION @ 7:00 P.M. - TONKAWA ROOM

MINUTES

- I. EXECUTIVE SESSION-CLOSED**
- II. OPEN SESSION - CALL TO ORDER-Director Jack Stork**
- III. INVOCATION-Director Mike Miller**
- IV. APPROVAL OF AGENDA-Director Madewell motioned to approve the Agenda; Director White seconded the motion. Vote was unanimous.**
- V. OLD BUSINESS**
 - A. DISCUSSION & POSSIBLE ACTION-Fireworks for July 4th – Director Madewell motioned to accept the bid from Alpha Lee to do the fireworks display; Director Miller seconded the motion. Vote was unanimous.**
 - B. DISCUSSION & POSSIBLE ACTION-Damage to Employees' Vehicles-Motion was tabled from last POA Board meeting. Director Schiamara withdrew his motion of March 10, 2011, which stated “to pay ½ of the costs to repair the vehicles damaged to help the employees.” Director Schiamara feels it is not the POA’s responsibility to take care of employees’ or any other persons’ vehicles. If we do it this time, we will have to do it all the time. Director Hughes withdrew his second. No action will be taken.**
 - C. DISCUSSION-Assisted Living Information-Director Schiamara contacted seven (7) different corporations receiving one (1) reply. That one reply was “not interested in a real estate venture at this time.”**
- VI. NEW BUSINESS**
 - A. DISCUSSION & POSSIBLE ACTION-Increase of Eagle Disposal Company-Director Schiamara motioned to accept the increase of the garbage pickup due to fuel costs based on the fact Eagle Disposal honored their agreement last time fuel costs went up by adjusting the cost when fuel went back down. Director O’Neal seconded the motion. Vote was unanimous.**
 - B. DISCUSSION & POSSIBLE ACTION-Nominating Committee Adding Member-Director Pool motioned to add Ethel Lewis to the nominating committee due to Sandy Polk moving. Director Madewell seconded the motion. Vote was unanimous.**
 - C. DISCUSSION & POSSIBLE ACTION-Take back lots from Hilltop VFD-**

Director Schiamara motioned to take back six (6) lots from the Hilltop Fire Department; Director O'Neal seconded the motion. Vote was unanimous.

- D. **DISCUSSION & POSSIBLE ACTION-Putt Putt Golf-Director Madewell** motioned to accept the bid of \$5940 to install carpet on the putt-putt course using the remainder of the maintenance capital budget and the rest from savings of the GM salary. Director Hughes seconded the motion; vote was unanimous.
- E. **DISCUSSION & POSSIBLE ACTION-Kickapoo Club-Contract with the Kickapoo Club expires May 27th**; contract states a 60-day notice of any changes. Director Hughes motioned to not write a letter to Kickapoo Club making any changes; Director Schiamara seconded the motion. Vote was unanimous. Contract will automatically renew for another year.
- F. **DISCUSSION-Emergency Action Plan-Steve Halliburton** discussed well rig is now on Hwy 3. The pad for Belin #2 is being prepared for production facility. Pipeline is installed. Fracturing stages will be going on for the next 30-60 days, starting April 8th. Things to be expected: 1) noise 2) shaking - Steve recommended if a person lives close to the well site to take a video of your house-every corner, every brick, etc., 3) flare stack that may look like a large flame 4) large trucks pulling containers 5) vacuum type trucks. Hilltop Fire Department will help coordinate under Boots & Coots who will handle any emergencies and/or evacuations.

VII. COMMUNICATIONS

A. COMMITTEE REPORTS

1. TREASURER / FINANCE COMMITTEE REPORT-Director Madewell reported:

- a) \$66,908 net income for February
- b) One capital expenditure (maintenance mower) for February
- c) Truck for maintenance was purchased this month
- d) Around \$3,000 not used out of the capital budget will be transferred to the putt-putt renovations
- e) Currently we have a little over a million dollars in the bank
- f) Designated funds include the prepaid maintenance fees

2. ACC COMMITTEE-Director Schiamara reported:

- a) No new homes permitted-have 3 active homes
- b) Five (5) new permits were issued in February
- c) Nine (9) permits were closed in February

3 PLANNING & DEVELOPMENT COMMITTEE-Director Hughes reported:

- a) Plans are to remodel the Lodge-totally handicap accessible, increasing 3500-4000 sq. ft. of meeting rooms and common area

- b) Looking at 2 different types of commercial elevators for the Lodge
 - c) The 11th of April the paving crew will start paving Holster Highway, Hilltop Drive and Tonkawa East – should be a 3-day job.
4. **WILDLIFE MANAGEMENT-Director Hughes announced:**
- a) The 3D shoot at the old campground this weekend.
 - b) Deer count for the year was 89.
 - c) Hog count was up-one man killed 30 hogs.
 - d) Trying to leer all the hogs away from the golf course and residential areas by increasing feeding in the outlaying areas.
- 5 **GOLF COURSE REPORT-Director White reported:**
- a) March 12-Masonic Lodge Tournament
 - b) March 15-MGA Inter-Club Play. Players took 4th place at Briarcrest.
 - c) March 22-Golf course was closed all day. Greens were aerated, volunteers cut down trees-thanked the volunteers.
 - d) April 2-Al Mossman Memorial Tournament to benefit Hospice Helpers which helps hospice patients. Costs \$30.
 - e) April 9th & 10th-Lefty/Righty Tournament.
 - f) April 18th-MGA is hosting Interclub Tournament. Qualifying round will be played April 13th.
 - g) April 29-Buffalo Lions Club Tournament
 - h) April 30th-First Baptist Church of Normangee Tournament
6. **LAKES COMMITTEE-Director Pool reported:**
- a) Water transfer from Swan Lake to Tonkawa Lane is in the state's hands-have not heard anything.
 - b) Water plants have been put in Kickapoo and Mirror Lakes to feed off of the algae.
 - c) Get your stickers for your boats, jet skis, etc. for 2011.
7. **EMS-John Neukom reported:**
- a) EMS meeting is Saturday at 10:00 a.m. at the Magnolia Room
 - b) Is the only all volunteer service in a 7 county area-steady decline in volunteers over the years
 - c) The Board of Directors of Hilltop Lakes Volunteer Fire Department is making these recommendations to provide an EMS service where certified paramedics would be added to the ambulance. Plans were presented to the EDS on Monday, March 21st. Most of the funding is coming from the ESD. The ESD was voted in several years ago for this purpose.
 - d) The plan of bringing in paramedics will increase the standard of care to the people of Hilltop Lakes.
 - e) Wants to continue the spirit of volunteerism and the spirit

of community while providing a higher level of service

f) Goals are:

- 1) To build on Hilltop's EMS traditions of community and volunteerism
 - 2) Add staff (paramedics) to increase the standard of care to highest capabilities
- g) Ten (10) paramedics are interested (each require 3 years of experience)
- h) Additional equipment will be added to ambulance
- i) Will have full license with federal government and drug enforcement administration
- j) Would like to get this started by April 21st

B. PRESIDENT'S REPORT-Director Stork

- 1) Paving will start April 11th
- 2) Villas 29 & 30-Carpet and flooring have been laid. Maintenance is doing a great job with the repairs.
- 3) Hilltop will have their 1st annual picnic sometime in May. Hot dogs will be provided. More details to follow.
- 4) D. D. Williamson has 2 pieces of non-working golf course equipment – a fairway mower and a greens mower – that bids are being taken on.
- 5) To clear up an email going around, he had nothing to do with the decision made last year to paint the putt-putt course.
- 6) Pipeline is finished; ground has been reseeded. The company will come in at a later date to connect the pipeline from Belin #3 to the existing one.

VIII. MEMBERS TO BE HEARD

- A. R. D. Kizer-It would be a good idea to have a Code of Ethics for the Board of Directors-not just this Board but all future Board members.
- B. Joyce Perkins-Thanked Ruth Hime, Ann Falconer, Margaret Wagner, Mary Jolly, Glenda Dretke, Marilyn Choates, and Karen Preston who all helped with the 1st "What's up on the Hill?". It was a successful event. Concerning Granny Camp, they are in desperate need of volunteers. If interested, please contact Joyce Perkins or Glenda Dretke.
- C. Fred Nichols-Banker Construction Company is the one who builds independent living facilities. Feels it would be ideal for out here. Mr. Banker is highly recommended. He only comes if the people in the area are interested.
- D. Gene Dretke-Would you consider some guidelines for ethical and moral behavior of your Board?
- E. Bobby Tibbetts-He appreciates what the Board is doing. He feels each member of the Board is here for the community, not for each individual.
- F. Hugh Rigsby-He is a witness to the stone being given to Mr. Hughes. Appreciates what all the Board does.

G. Bobby Horn-Are any of the bank accounts not covered by FDIC?

IX. ADJOURN-Director Schiamara motioned to approve the meeting. Director Hughes seconded the motion. Meeting was adjourned.

Prepared by:

Date:

Approved by:

Date: