

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Thursday, May 26, 2011
EXECUTIVE SESSION @ 5:00 P.M. – WELCOME CENTER CONFERENCE ROOM
OPEN SESSION @ 7:00 P.M. - TONKAWA ROOM

MINUTES

PRESENT: Jack Stork, Ed Hughes, Emitt Herod, Larry White, Randy Schiamara, Don Madewell, Gary O'Neal, Mike Miller, and Connie Saxton

ABSENT: Jim Pool (proxy given to Randy Schiamara)

- I. EXECUTIVE SESSION – 5:00 P.M.
- II. OPEN SESSION - CALL TO ORDER – Director Stork
- III. INVOCATION – Director Miller
- IV. APPROVAL OF AGENDA – Director Madewell motioned to approve the Agenda with the deletion of VII (B)-Bobby Horn to address the Board; Director Hughes seconded the motion. Approval of Agenda was unanimous.
- V. APPROVAL OF MINUTES FOR April 28th, May 5th & 12th – Director Schiamara motioned to approve the minutes for April 28th, May 5th & 12th; Director Miller seconded the motion. Minutes were approved unanimously.
- VI. OLD BUSINESS
 - A. DISCUSSION & POSSIBLE ACTION-Pipeline from Swan to Tonkawa Lake-Have three (3) bids for pipe-need information from engineer which Don Hughes is in process of obtaining. Director Madewell made a motion to table this item until the next meeting; Director O'Neal seconded the motion.
- VII. NEW BUSINESS
 - A. DISCUSSION & POSSIBLE ACTION-Building Reserve Fund – Director Madewell motion to transfer \$20,000 out of the building reserve fund to capital funds to pay for the \$10,000 deductible plus the extra repairs to the roofs. That reduces the funds this year but next year we'll have the money to put back into the building reserve fund. Director Hughes seconded; vote was unanimous.
 - B. DISCUSSION – Bobby Horn to address Board - Deleted
- VIII. COMMUNICATIONS
 - A. COMMITTEE REPORTS
 1. TREASURER / FINANCE COMMITTEE REPORT-Director Madewell reported:
 - a. Month of April had a net income of \$65,000
 - b. Biggest expense was asphalt road paving
 2. ACC COMMITTEE-Director Schiamara reported:
 - a. No new homes permitted
 - b. Lowest number of open permits since 2006
 3. PLANNING & DEVELOPMENT COMMITTEE-Director Hughes reported:
 - a. Close to finalizing a proposal for a post office with estimated costs
 - b. 75-80% complete with plans to modify the Lodge; hopefully, have

- plans for the next meeting
- c. New sewer for campground has been postponed until Monday.
- d. Looking at project of owner participation in cost of paving roads-Larry White will be heading that up.
- 4. WILDLIFE MANAGEMENT-Director Hughes reported:
 - a. Had 25 hogs taken within vicinity of golf course
 - b. Asked people to stay away from traps as hogs can smell the scent
- 5. GOLF COURSE REPORT-Director White reported:
 - a. Oaks Baptist Church Annual Tournament
 - b. Hilltop Lions Club had their annual tournament
 - c. Both tournaments brought in money for Hilltop Lakes
 - d. Intra-club play was at Texas International; home team won.
 - e. Tournaments for June are:
 - 3rd-Ray Walker
 - 9th-Country Girl
 - 10th-12th-Ray Patrick
 - 24th-Limestone Employee
 - 25th-Scasta Family Reunion
 - f. Please be courteous.
 - g. Beginning May 28th, new hours for Pro Shop: Sun-Thurs. 7-6
Fri-Sat. 7-7
- 6. LAKES COMMITTEE-No report
- 7. EMS-No report
- B. PRESIDENT'S REPORT-Director Stork reported:
 - a. Gas well was refractured on Sunday for about four (4) hours-flow is not what they want.
 - b. Verizon Wireless will have a "store" at the Welcome Center on Saturday, May 28th from 10:00 a.m. – 6:00 p.m.
 - c. Saturday the movie "Gulliver's Travels" will be shown in the Tonkawa Room at 8:00 p.m. Popcorn and drinks will be provided.
 - d. New roofs completed on the Welcome Center, hotel, Villas #29 and 30, Pilot's Lounge, and Laundry Room. Repairs have been done to the Pro Shop, and the other 2 villa buildings.
 - e. Starting Tuesday, carpet will be installed in Rooms 1-10 at the hotel.
 - f. Thanked the volunteers who helped organize and the ones who attended the 1st Annual POA Picnic .
 - g. First Annual Craft Show will be in October-no charge to the property owners.
 - h. Discussed the rumors of amenities being taken away by the POA Board. In his research, Director Stork found the skeet shooting was taken away before Mr. Belin sold Hilltop Lakes to the property owners. The archery targets were taken away. A previous manager took away the shuffleboard courts. The paddleboats and trail rides were stopped because of the insurance costs. However, the Teen Center, deer hunting, the exercise room, the sand volleyball courts, and horseshoes have all been added. With the improvements to the golf course, the putt putt, the lakes, the parks, campground, airstrip, tennis courts, the pool and the equestrian center, the amenities since the POA Board took over seems to be a wash with the previous amenities.

IX. MEMBERS TO BE HEARD

- a. Ralph Hamrick-Does a property owner get to speak before the POA votes? Needs to be clarified. The standard for local government procedure is:

1. Proposal presented with relevant information
 2. Public hearing
 3. Board discussion
 4. Action or vote
- b. John Faulk-Researched back taxes on properties. NISD is owed \$1.2 million in back taxes. Leon County is owed \$286,000. ESD #2 is \$85,000. Would like to start an aggressive tax collection program or putting lots up for sale.
 - c. Dean Player-County Commissioner-Changes in how taxes are collected. NISD and Leon County taxes have been consolidated so property owners only pay one (1) bill. Will be happy to talk to anyone about the taxes.
 - d. John Gower-Would like to encourage the Board to adopt a code of ethics (conduct).
 - e. Bruce Parker-Will the Board consider what Mr. Hamrick is suggesting?

X. ADJOURN – Director Hughes motioned to adjourn; Director Schiamara seconded the motion. Meeting was adjourned by Director Stork.

Prepared by:

Date:

Approved by:

Date: