

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES  
BOARD OF DIRECTORS MEETING  
*Thursday, June 9, 2011*  
EXECUTIVE SESSION @1:00 P.M. – WELCOME CENTER CONFERENCE ROOM  
OPEN SESSION @ 2:00 P.M. – MAGNOLIA ROOM

MINUTES

PRESENT: Jack Stork, Randy Schiamara, Ed Hughes, Emitt Herod, Jim Pool, Don Madewell, Gary O'Neal, and Connie Saxton

ABSENT: Larry White (proxy vote to Gary O'Neal); Mike Miller (proxy vote to Ed Hughes)

- I. EXECUTIVE SESSION-CLOSED
- II. OPEN SESSION - CALL TO ORDER – Director Stork
- III. INVOCATION – Silent Prayer
- IV. APPROVAL OF AGENDA – Director Schiamara motioned to approve the Agenda; Director Madewell seconded the motion. Vote was unanimous.
- V. APPROVAL OF MINUTES-MAY 26, 2011 – Director Pool motioned to approve the minutes of May 26, 2011; Director Hughes seconded the motion. Vote was unanimous.
- VI. OLD BUSINESS
  - A. DISCUSSION AND POSSIBLE ACTION-Pipeline from Swan to Tonkawa Lake-Don Hughes reported an engineer used previously was asked to look at an estimate to design and be responsible for installing an intake underneath Swan. The engineer's rough estimate is around \$41,000. Mr. Hughes recommended to the Board to let Bill Lyle, himself and any one else who would like to help go out and obtain bids for us to do it ourselves. The design portion is \$4,800. Mr. Hughes emphasized two (2) issues: 1) don't want to jeopardize Swan Lake and 2) if we had the pipe in today, it would not help Tonkawa Lake-this is a long-term effect. Mr. Hughes has leads on contractors and estimates at least thirty (30) days to get proposals. Director Ed Hughes made a motion to table this item until the first meeting of July. Director O'Neal seconded the motion. Vote was unanimous.
- VII. NEW BUSINESS
  - A. DISCUSSION-Paramedics-Guests of Management-Director Schiamara was asked by the Fire Board President to discuss consideration of making the paramedics guests of management allowing them to play golf, use the swimming pool, etc. Item will be put on Agenda for the next meeting; Director Schiamara will write a proposal.
- VIII. PRESIDENT'S REPORT-Director Stork reported:
  1. Gastar has plans to put a wood fence and plant some shrubs around the gas well but they still had some small activities to do with the well.

2. Long Range Planning – If you would like to see your road paved, contact Ed Hughes. A road paving plan is in the developmental stages; looking at a shared-type plan-POA pay part of it and property owner pay part of it.
3. Roofs are completed. Royce, Director of Maintenance, is compiling a check list but has been happy with the work the roofing company did.
4. In the process of installing new carpet in the hotel rooms downstairs-have four (4) more rooms to complete.
5. Craft show in October-no charge to the property owners. Contact Stacie for more info.
6. Septic system at the campground is finished-310' of field lines was installed.

IX. MEMBERS TO BE HEARD

- A. Carl Pohlmeier-What is going on at Holes 15 & 16? Answer: Area is being cleaned up.
- B. Joyce Perkins-Granny Camp has 51 children registered. Activities (arts, crafts, singing, games) will be held mostly in the Tonkawa Room. There will be a picnic on Friday. Cookies can be dropped off at Jack & Vickie Stork's house. Do the employees of Hilltop Lakes have the same privileges as guests of management?
- C. Bruce Parker-Thanked the Board for the work they do and the time put in. He would like the Board to consider adopting Ralph's suggestion in terms of a meeting structure allowing discussion by property owners concerning issues before the POA Board votes.
- D. Ralph Hamrick-Are you saying there should be an opportunity for notification and discussion – are you thinking about it? Answer: An item (unless it is an emergency) would be on the Agenda for the first meeting of the month which is the work session meeting; it has always been considered that. Then the vote would be taken on the second meeting of the month. Suggestion was made to have the members to be heard (on agenda items only) first with a time limit.

- X. ADJOURN-Director Hughes motioned to adjourn the meeting; Director Schiamara seconded the motion. Meeting was adjourned.

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Prepared by:

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Date:

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Approved by:

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Date: