

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Thursday, September 8, 2011
OPEN SESSION @ 2:00 P.M. – TONKAWA ROOM
EXECUTIVE SESSION TO FOLLOW – WELCOME CENTER CONFERENCE ROOM

MINUTES

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

ABSENT: Larry White (proxy vote to Randy Schiamara)

- I. OPEN SESSION - CALL TO ORDER – Director Stork
- II. INVOCATION –Director Miller
- III. APPROVAL OF AGENDA – Director Madewell motioned to approve the Agenda; seconded by Director O'Neal. Director Stork explained Item V.A. means the new state laws for property owner associations, not that the POA was making new laws. Vote was unanimous.
- IV. OLD BUSINESS
NONE
- V. NEW BUSINESS
 - A. DISCUSSION-New POA Laws-Director Hughes stated changes will have to be made to our by-laws due to the new laws passed by the state. One change will be in Section 6.5 "from 48 hours to 72 hours." Section 9. 5 "Quorum. The presence at a meeting of members entitled to cast a vote. Two hundred (200) members will constitute a Quorum, proxies do not count toward a Quorum." Section 9.6 "Proxies change from 11 months to 3 months from the date of execution. Proxies should be for a specific subject."
 - B. DISCUSSION-By-Law Changes-Was discussed above
 - C. DISCUSSION-Policy Changes-Connie Saxton went over some of the changes as attached. Guidelines are being written to take measures to prohibit certain things. Director Stork discussed the guidelines for rainwater harvesting, solar panels, flags/flagpole, religious items, and roof shingles. Anyone wanting examples of these guidelines may get a copy from Connie.
 - D. DISCUSSION-Patrol Services Contract-POA Board is working with the sheriff on the renewal of the patrol contract, making minor changes to benefit Hilltop Lakes. Director Madewell stated contract was not clear as to an officer's comp time earned before he works at Hilltop Lakes; changed wording to specify we pay comp and vacation time earned while working at Hilltop Lakes. Also the insurance has been changed from liability only to full coverage on the patrol cars.
- VI. PRESIDENT'S REPORT – Director Stork reported:
 - a. Thanked all the firemen/firewomen for battling the fires. One is still burning in Robbins.
 - b. John Neukom will be at the POA meeting September 22.
 - c. Thanked everyone for food, towels, respirators, water, etc.

- d. Will be organizing a dinner for the firemen in October. There is a group in the fire department that will be graduating.
- e. Thanked Royce, Danny, and Johnny Powell in the Maintenance Department for coming out on Labor Day and getting equipment ready in case it was needed to put out the fire. Royce, Curtis, and Danny did go out on Tuesday with the backhoe to help with the fire-tell them thank you!
- f. Informed the people that only the National Forest Service of the State can call for an evacuation-he cannot make that call.
- g. Communication is the biggest problem during this fire disaster. Reverse 911 takes too long. There will be a meeting with CERT, Dean Player, Steve Halliburton, Karen Preston and other individuals interested to come up with a plan. Another problem was everyone going to the Fire Station. One idea is to use the Welcome Center as a point of information and take the donations during any disaster. This would allow the Fire Department to do what they need to do.
- h. Police department, CERT, ESD, will go door to door to alert evacuations.
- i. Some residences have dropped their land lines and 911 reverse does not have their cell phone numbers.
- j. Fireworks probably won't happen if we don't get any rain.
- k. New American flags were displayed for Labor Day.
- l. Horse has a new base now and will be repainted.
- m. Pool is open thru September; teen center is closed.
- n. Auditor will be here on September 22nd to discuss the audit. Year 2010 looks better; 2011 should look even better.

VII. MEMBERS TO BE HEARD - None

VIII. ADJOURN TO EXECUTIVE SESSION-LEGAL – Motion made by Director Hughes to adjourn to executive session; Director Schiamara seconded. Meeting was adjourned to executive session.

Prepared by:

Date:

Approved by:

Date: