

**PROPERTY OWNERS ASSOCIATION OF  
HILLTOP LAKES, INC.**

**TWELFTH ANNUAL MEETING OF MEMBERS**

**SATURDAY, NOVEMBER 7, 2009  
10:00 A.M., TONKAWA ROOM**

**MINUTES**

**PRESENT:** Don Hughes, Theo Webb, Murry Guilford, Ed Hughes, Bill Johnston, Larry White, Harold O'Brien, Gary O'Neal, Charlotte Waddill, Ernie Moore and Donna Williams

**ABSENT:** None

**I. Call to Order** – Director Don Hughes

**II. Invocation** – Director Don Hughes

**III. Welcome to Members and Guests** – Director Don Hughes

**IV. Presentation of Minutes - November 8, 2008 - Eleventh Annual Meeting** - Approved

**V. Report on 2008 Audit of Books and Records** – Director O'Neal

**VI. Reports from Directors, Officers and Committees**

**Architectural Control Committee** – Director Don Hughes

Comparison of new homes: 15 new homes in 2008, 5 new homes in 2009  
145 total permits in 2008, 100 total permits in 2009  
New guidelines set this year for all new portable buildings  
Committee worked out a way to deal with violations to Deed Restrictions  
Three abandoned houses have been sold and are in process of restoration

**Planning & Development Committee** – Director Webb

Present direction from Board is to develop additional meeting room facility  
and to consider the need of a new Post Office  
Committee has been asked by the Board to bring back options laying  
out a plan for a town center  
Faced with buildings that are 35-40 years old, no simple answer for long-  
range facility and financial planning

**Roads Committee** – Director O'Brien

Nothing to report at this time

**Hospitality Committee** – Director Waddill

Appreciation to committee members and staff  
Added point of sale at restaurant this year  
Handicap entrances added to both sides of the lodge  
Ruthie Lee appreciated for beautiful landscaping  
Lodge restroom remodel begins Monday  
Appreciation to Wildlife Group for campground cleaning  
Kickapoo Club remodeled  
Appreciation to Virginia and Ron for work at putt-putt course  
Shade added at swimming pool

**Wildlife Management Club** – Vernon Presswood reported  
Appreciation to all candidates who ran for the Board  
Club membership total is 119  
Over 50 participants at the campground clean up  
275 hogs harvested from The Hill this year with average weight of  
50-60 lbs.  
First annual barbecue this year

**Golf Course Committee** – Director White  
First annual member guest tournament this year  
Water line installed from #14 to #10 to give more water capacity for use  
on golf course  
Underground springs were uncovered behind #15  
Creek by #14 was dredged and widened  
Golf course maintenance facility renovated and equipment now protected  
Committee will not meet in December

**Airport Committee** – Swan Person reported  
When Hilltop Lakes was purchased by the P.O.A. in 1998, there were 5  
homes with adjacent hangers. There are now 27 homes and 37  
aircraft  
Pilot's Lounge now has full electric service  
No Parking sign has been painted on helopad and solar pad  
Fly-In in September was successful

**Lake Task Force** – Hermann Sullivan reported  
Rain has brought lakes back up; Tonkawa down by 5 feet, Cherokee down  
by 18" and other lakes are full  
Biologist will be at Lake Cherokee on November 12<sup>th</sup> at 9:00 a.m.

## **VII. Reports**

**Equine Management Corporation** – Michelle Lee reported  
Equine Management Corporation is non-profit and maintain themselves  
Currently 15 horses at stables  
Old barn has been removed and a shelter will be added  
Bleachers were donated to Normangee I.S.D.  
Replacing announcer booth  
Plan to have roping events and 4-H practices  
Will participate in Nativity Scene in December  
Will participate in Granny Camp next summer

**Volunteer Fire Department & EMS** – Al Hooper reported  
Fire Department is supported by the ESD District 2  
Provides 24/7 service over an 80 square mile area  
V.F.D. consists of Fire and Rescue Unit and EMS  
Oversight provided by a Board; Eric Lundquist, President, Al Hooper, Vice  
President, Kim Hipple, Treasurer and Steve Smith, Secretary  
Fire Chief is Bart Ewald  
New tanker truck purchased this year which improved capacity to haul water  
EMS operates under the license from the State Health Department  
Last year's Director was John Neukom and Ed Earp is now in this position  
EMS totally staffed by volunteers  
EMTs are at Basic Level under direction of Dr. Charles Williams  
Currently 12 drivers, 16 run coordinators and 6 support personnel  
186 calls in 2008, 143 calls so far in 2009

Upgrading communication process  
Took responsibility of the 4<sup>th</sup> of July fireworks in 2009  
Negotiation in process between the V.F.D and Verizon regarding the cell tower. Lawyers currently working on language and should expect to have a tower in place within 4 months  
Volunteers are needed for VFD and EMS

**S.W. Leon County ESD 2** – No report at this time

**Water Supply Corporation** – Joe Teller reported.

Water Supply Corporation created at the same time that the P.O.A. purchased Hilltop Lakes from Belin  
Meetings are scheduled the 2<sup>nd</sup> Monday of each month at 4:00 p.m.  
Water system continues to be improved  
Administrative entity for Eagle Disposal  
117 meters installed over the past 10 years  
More efficient pumps installed  
No rate increase this year

**VIII. Report from General Manager** – Ernie Moore reported and gave presentation

Welcome Center remodel complete  
Remodeled entrances on both sides of lodge and made more accessible  
Lodge restroom renovation to begin on Monday  
Power issues at Pilot's Lounge solved  
Guard House upgraded and painted after a vote to keep it  
Kickapoo renovations  
Golf course maintenance facility renovated with new restroom, area for equipment, breakroom and interior work space  
Increased capacity for water storage behind #10  
Improved driving range  
Developed new tee boxes  
Board of Directors implemented new Animal Control Plan  
P.O.A. assumed operation of the Kickapoo Club  
Board established a Fine Policy  
Maintenance Department handled more than 600 work orders in 2009  
Staff changes in maintenance for 2010  
Shade added at pool  
Great job of landscaping at pool by Ruthie Lee  
Stable area cleaned up  
Many roads paved with oil sand and asphalt in 2008 and 2009  
Finance goal is to spend money wisely and get value for what is spent  
No plan to raise maintenance fees this year  
Serve property owners and protect and improve property values  
Current needs of community are meeting rooms, community center, post office, road repair and attention needed at the general maintenance facility  
Enjoyed first 2 years and looking forward to next 2 years of contract

**IX. Report on the 2010 Budget** – Director O'Neal

New software system  
Projecting small decline in maintenance fees  
Finance Committee and Board will meet in a workshop and all are welcome to attend  
No provisions in budget for any pay increases

- X. Recognition of Outgoing Directors – Director Don Hughes**  
 Director Harold O'Brien 2007-2009  
 Director Murry Guilford 2007-2009  
 Director Bill Johnston 2008-2009  
 Director Ben Robertson 2008-2009
- XI. Recognition of Directors for December 2009 – December 2012 – Director Don Hughes**  
 Jack Stork  
 Randy Schiamara  
 Mike Miller
- XII. Recognition of 2009 Nominating Committee – Director Don Hughes**  
 Murry Guilford  
 Ella Bishir  
 Barbara May  
 Faye Weller  
 Beverly Lively  
 Karen Preston
- XIII. Presentation of Citizen of the Year Award – Director Don Hughes**  
 Letha Tibbitts  
 Karen Preston
- XIV. 2010 Annual Meeting will be conducted on November 6 at 10:00 a.m.**
- XV. Member Comments to the Board**
- A. R.D. Kizer thanked Ruthie Lee for her work with the Yard of the Month Committee.
  - B. Vicky Sullivan asked questions regarding seating of the Board and special meeting.
  - C. Effie Creamer asked questions regarding the November 21<sup>st</sup> meeting and proposed change to the Articles of Incorporation.
  - D. Kim Hipple spoke regarding the proposed change to the Articles of Incorporation.
  - E. Michelle Lee spoke regarding the recent attacks on elderly women in Leon County and safety here at Hilltop Lakes.
  - F. Andy Zeigelmeier spoke regarding Gastar and the notice posted that they intend to put gas wells in this area.
  - G. Nancy Paige stated that to avoid listening to rumors, she and her sister have begun attending committee meetings to hear news first hand.
- XVI. ADJOURN – Director Waddill made a motion to adjourn, seconded by Director Johnston and the board voted unanimously in favor.**

**PREPARED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**APPROVED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_