

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES  
BOARD OF DIRECTORS MEETING  
Thursday, August 26, 210  
OPEN SESSION 7:00 P.M. – TONKAWA ROOM

MINUTES

PRESENT: Jack Stork, Charlotte Waddill, Ed Hughes, Don Hughes, Mike Miller, Randy Schiamara, Gary O'Neal, Theo Webb, Larry White and Connie Saxton

- I. OPEN SESSION – CALL TO ORDER – Director Stork
- II. INVOCATION – Director Don Hughes
- III. APPROVAL OF AGENDA – Director Schiamara motioned to approve the agenda; Director White seconded the motion. Vote was unanimous.
- IV. APPROVAL OF MINUTES – JULY 22, JULY 29, AUGUST 14 – Director Schiamara motioned to approve the minutes as listed above; Director Waddill seconded the motion. Vote was unanimous.
- V. OLD BUSINESS
  - A. DISCUSSION & POSSIBLE ACTION-Cleaning Deposit on Rental of Tonkawa Room-Director White motioned to increase the deposit for rental of the Tonkawa Room to \$200 which will be refunded if the Tonkawa Room is left clean. Director Don Hughes seconded the motion. Vote was unanimous.
  - B. DISCUSSION & POSSIBLE ACTION-Central Receiving Plan-Director Ed Hughes motioned to establish one person who will be responsible for all of the buying and receiving of any purchases. Director O'Neal seconded the motion. Vote was six for the plan; Directors Waddill and Webb opposing.
- VI. NEW BUSINESS
  - A. DISCUSSION & POSSIBLE ACTION-Campground Proposal-Director Ed Hughes motioned the attached proposal for rental of campground sites explaining campers who would be coming in every weekend did not want to pull their trailers/RVs in and out. The proposed winter rates offer monthly rentals of sites for weekend campers at \$150; full time

campers at \$300. Only 25 sites would be offered; choice of sites will be first come, first served and limited to the length of the camper. Any RVs/campers under 32' would not have a choice of the outside spaces. All wires are to be buried. Any electric use over \$25 the tenant is responsible. Director Schiamara seconded the motion. Vote was unanimous.

- B. DISCUSSION-TV in Pro Shop-Director White explained there has not been a TV in the Pro Shop since the cable was pulled. Mr. Carl Pohlmeyer installed an antenna and TV is back in program. Director White proposed to have on the agenda for the next meeting to compensate Mr. Pohlmeyer for his materials and labor.

## VII. COMMUNICATIONS

### A. COMMITTEE REPORTS

1. TREASURER/FINANCE COMMITTEE REPORT-Director O'Neal reported finances are going in right direction. For the month of July, there was a positive balance of \$39,500. Budget is still behind about \$29,000. With cost savings in place, he expects to be well within the budget by year end. Payment of maintenance fees is up. Restaurant for July shows a loss of \$11,000; however, with the restaurant being leased now, our expenses should drop to \$3800 a month which is the utilities for the building. Since the restaurant is now a leased operation, Director O'Neal will delete the restaurant at the end of the year from the financials. Cost of the building will then be part of the G&A.
2. ACC COMMITTEE-Director Don Hughes reported ACC meets twice a month. There are 17 active permits which include 2 new homes.
3. PLANNING & DEVELOPMENT COMMITTEE-Director Ed Hughes stated committee is working with a 0 budget; they are looking forward to next year. The main item will be roads. A consultant looked at the paved roads and gave some sound advice on what to do. Main thing is to prioritize which roads need to be done and money to pay for it. D. R. Lewis got 50 cross-ties for the Campground.
4. WILDLIFE MANAGEMENT CLUB-Working with the President of the Club and Johnny Powell on the hog problem. Corral trap is set up at the north end of the runway. A larger corral is in the planning stages to be set up behind the driving range. Hunters are trophy

driven and the club proposes to the POA to buy trophies for the tournament being planned. Director Ed Hughes stated Board has approved the use of shotguns but will be closely monitored with the Wildlife Club and the General Manager and/or Board. Shotguns can't be used in residential areas. All the details are in the process of being worked out. To deter the hogs from the yards, treat yard in April and May for grub worms.

5. GOLF COURSE COMMITTEE-Director White reported:
  1. A suggestion was made to remove the sand trap and extend the putting green-this is only in discussion stage.
  2. There have been complaints regarding the golf course rules concerning bikes and walking on the golf course.
  3. Member/Guest tournament is August 28<sup>th</sup> and 29<sup>th</sup>. Fifty-two players have signed up.
  4. The new pavilion is great. Director Schiamara reported everything was donated.

6. LAKES COMMITTEE

Director Miller reported the tournament will be September 11, 2010, to raise money to run the pipeline from Swan Lake to Tonkawa Lake. Sponsorships, donations, etc., are all being accepted to make this a success. A shotgun and a TV are being raffled off. Next meeting for the Lakes Committee will be September 4 at 8:00 a.m. in the Magnolia Room.

B. PRESIDENT'S REPORT

Nancy Keown asked for everyone to put a medication list in a Ziploc bag in the freezer/refrigerator, listing your medications, doctors' names, allergies, and birth date.

Director Stork reported:

1. An appreciation dinner is being planned for the EMS and Fire Department and their spouses; donations are being accepted.
2. The maintenance department has refurbished Tonkawa Park and has sprayed the grass alongside the roads.
3. Royce has sold some equipment for \$2100 which will be placed in Lake Fund for the pipeline.
4. The POA Board has decided not to get in a program with the NISD lots.
5. Lynn Griffith is the animal control person.

6. GM search-still taking applications.
7. Navasota Valley has hired a company to inspect the utility poles; they will be riding 4-wheelers.
8. Roof on the post office needs replacing.
9. 2009 audit is not complete but as soon as it comes back, the POA board will report on it.

Thanked all the Board members for their time, their projects, etc.

**VIII. MEMBERS TO BE HEARD**

1. R. D. Kizer-Is there anything the Board can do for the cable lines to be removed by the company?
2. Scott Christensen-Complimented the Board for getting the election info out. On the qualifications, it states a person must be current on his fees and have been for the last 3 years; however, in the Bylaws, it states for 45 days, not 3 years. Please clarify. Director Schiamara will find out from the Nominating Committee.
3. Dean Player-still has black algae in the lake in front of his house. Director Miller stated the algae have been sprayed 3 times at a cost of \$7-8,000. Dean Player also informed Hilltop of a proposed 2 ½% pay raise in Centerville. He is opposed to it considering the economy – it's our tax dollar. Salaries cannot be cut back; cutbacks come from other areas such as roads. Budget hearing is scheduled for Monday, August 30th at 9:30 a.m. Vote will be September 7<sup>th</sup>.

**IX. ADJOURN**-Director Schiamara motioned for the meeting to adjourn; Director Miller seconded the motion. Meeting was adjourned.

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

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