

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Thursday, September 23, 2010
OPEN SESSION 7:00 P.M. – TONKAWA ROOM

MINUTES

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

ABSENT: Charlotte Waddill (Proxy vote given to Director Webb)

- 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 Ed Hughes seconded the motion. Agenda was approved unanimously.
- IV. OLD BUSINESS
 - A. DISCUSSION – NISD lots
Normangee ISD is willing to reduce the price of their lots but is waiting on vote of our POA Board. Director O'Neal made a motion to send a letter to the Normangee ISD Board stating we are willing to include them on any advertising of lots for sale if they provide us with a list of lots, set a fixed price on those lots, and give us a time frame as far as an individual being able to buy a lot without going thru the bidding process. Director O'Neal withdrew his motion as the agenda states discussion only. Director Stork stated this subject will be on the agenda for the next meeting.
- V. NEW BUSINESS
 - A. DISCUSSION & POSSIBLE ACTION-Appoint Bill Johnston to ACC Committee-Director Don Hughes made a motion to add Bill Johnston to the ACC Committee; Director Schiamara seconded the motion. Vote was unanimous.
 - B. DISCUSSION & POSSIBLE ACTION-Refund of Building Permit to Property Owner-Director Schiamara motioned to refund a building permit fee of \$1000 back to a property owner who paid in 2001 when permit fees were refundable. Director Webb seconded the motion; vote was unanimous.

- C. DISCUSSION & POSSIBLE ACTION-Reroofing the Post Office-
Post Office is in need of a new roof-only has one (1) layer of shingles. Maintenance figured cost of \$2500. Director Ed Hughes motioned to approve; Director Miller seconded the motion. Director Schiamara stated even if a new post office was built that this existing building still could be used for something and should be maintained. Vote was unanimous.
- D. DISCUSSION & POSSIBLE ACTION-Relocating Cleaning Station to Old Campground-Director Ed Hughes stated an agreement had been signed between the POA and the Wildlife Committee to set up a cleaning station at the Maintenance Area. Since that time, several problems have come up such as buzzards, too many people coming and going, etc. It was proposed to move the cleaning station to the old campground area; however, the contract did not allow for a slab-only the two (2) containers. Director Hughes made a motion for an addendum to the contract which states: "WMC will be allowed to place two containers on site to be used as office, storage and check in station to include one 24' by 24' concrete slab for cleaning facility. Term of this lease is 5 years, renewable each five years up to thirty years. Lease to terminate when and if WMC stops hosting 3D shoots. The lease cost is \$100.00 per year due on renewal of lease." Director Miller seconded the motion. Director Don Hughes asked if buzzard problem would be solved by this move. Director Ed Hughes replied yes by having a pit which is limed and covered. Vote was unanimous.

VI. COMMUNICATIONS

A. COMMITTEE REPORTS

1. TREASURER / FINANCE COMMITTEE REPORT

Director O'Neal reported August was good financially with a \$43,440 surplus in operations due to cost cuttings.

Maintenance fees are down about \$7,000 during the month of August but still ahead of last year. The forecast for year end is looking good.

2. ACC COMMITTEE

Director Don Hughes reported 17 active permits, 2 of which are new homes. ACC holds 2 meetings a month.

3. PLANNING & DEVELOPMENT COMMITTEE-Director Webb expressed a need to create a permanent fund designated for replacement of facilities, street maintenance and debt reduction at such time there is debt. Money will only be used for those purposes.

4. WILDLIFE MANAGEMENT CLUB-Vernon Presswood thanked the Board for moving the cleaning station. Season opens in less than a week. The Club has over 200 members – may have to be limit their membership as they want to conduct safe participation.
5. GOLF COURSE COMMITTEE-Director White added to the minutes that Charlotte Waddill passed a proxy vote to Director Theo Webb so he is voting for her also. The meeting for next month will be October 13th instead of October 20th at 3:00 p.m. in the Welcome Center Conference Room. At the last meeting, things discussed were:
 - a) Enlarging the putting green
 - b) #14 green may be reworked
 - c) Cleaning up the area behind #15 tee box
 - d) Add an employee to Golf Maintenance to have a mechanic on duty
 - e) Work has been started to enlarge #7 putting surface
 - f) Sprinkler system is getting old-may need to look at costs replacement

Director White commented that Mona Rice, her staff, and Randy Schiamara made the Lakes Committee tournament a success.

6. LAKES COMMITTEE-Director Miller stated Lakes Golf Tournament was amazing. Mona and her staff and Randy did an outstanding job; participation was great. Thanked Ms. Creamer, the sponsors, the donors of door prizes, and all of the community for coming together and making this tournament a success. Total monies collected for the pipeline as of this date is \$11,841.04. With the \$6700 left over from the budget, the pipe will just about be paid for. Next meeting for the Lakes Committee will be October 16th at 8:00 a.m.

Director Don Hughes reported we are trying to purchase and have our maintenance department install a 10" pipeline from Swan to Lake Tonkawa to maintain a water level in Lake Tonkawa. To obtain TCEQ's approval, all documents associated with moving water are being gathered for TCEQ's interpretation. Objection with TCEQ is the language in permit says we cannot divert water; we are not diverting but using for recreation purposes.

7. NOMINATING COMMITTEE-Director Schiamara reported

ballots are at printer and will be mailed out on October 8th. September 30th and October 2nd are the "Meet the Candidates" dates.

B. PRESIDENT'S REPORT-Director Stork

- 1) Thanked Maintenance for their work on the roads.
- 2) Met with 3 candidates for the GM search; will convene again in 2 weeks and discuss
- 3) Held a movie night on Labor Day-will schedule one for Memorial Weekend, 4th of July and Labor Day
- 4) Newsletter-will go out in next couple of weeks. Two hundred copies are being mailed; copies can also be picked up at the Welcome Center.
- 5) Saturday is the fly-in-Come and enjoy!

VII. MEMBERS TO BE HEARD

1. R. D. Kizer-Can you give a report on the termites at the hotel? Director Stork reported termites were treated.

2. Ella Bishir-Wrote a letter to the Board about nomination forms containing information and requirements that are not Board policy. Are these forms going to be changed and/or revoked? Director Schiamara stated nominating committee will decide next year regarding any changes.

3. Ralph Hamrick-Was gone about 2 months and had three (3) pleasant surprises – 1) did not have any visits from hogs 2) nor had gofer mounds and 3) the restaurant had good food and extended hours.

4. Nancy Walls-People are interested in a doggie park-would like a safe and secure area to exercise pets off the leash. Should be an inexpensive amenity yet beautiful. Possible solutions for funding would be a golf tournament, personal contributions, possible matching funds from POA. Common grounds for consideration might be 1) Lake Cherokee area where a lot of yaupon could be cleared 2) east side of race track by the stables 3) any other common area. Asking for this proposal to be put on agenda for consideration.

5. Jack Miller-Supports Nancy's ideas

6. Fred Nichols-In reference to future planning and development, there is a need for assisted living and/or additional care. A contractor in Kansas builds semi-assisted living: one or two bedroom apartments in a complex with a community room providing one meal a day. He finances these projects himself. Fees are extremely reasonable. Community accesses the need and he feels this community needs to consider this possibility in future

planning and development. Director Schiamara stated back in May a young gentleman wanted to do the same exact thing and he got hammered pretty well. He ran because there was some strong objection to it. We haven't seen him since but he thought it was a great idea. Mr. Nichols then stated the community is required to access the need and only if there is a need, the developer will come in. Director Schiamara felt the Board was pretty much behind the idea but the reaction the young gentleman got, he turned and ran. Mr. Nichols asked if the community was interested. Director Stork stated the program was presented at a Board meeting, not the whole Normangee area. Mr. Miller says address the subject in the newsletter; get the whole community involved not just 40-50 people. Director Stork asked Director Webb to look into that. Director Webb stated in 2001 an extensive study of locations on different facilities including an assisted living facility. This is the first time other than the gentleman two or three months ago have we ever had anyone come close to saying they were interested in doing this. He doesn't think it should be a problem if we find someone to do one. Director Stork asked Mr. Nichols to get the gentleman's name who is building these assisted living facilities and see if he would be interested. We could find the land somewhere.

VIII. ADJOURN

Director White motioned for the meeting to be adjourned; Director Schiamara seconded the motion. Director Stork adjourned the meeting.

PREPARED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____