

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES  
BOARD OF DIRECTORS MEETING  
Thursday, January 22, 2009  
EXECUTIVE SESSION 6:00 P.M. MAGNOLIA ROOM  
OPEN SESSION 7:00 P.M. TONKAWA ROOM**

**MINUTES**

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

**ABSENT:** None

**I. EXECUTIVE SESSION – Personnel Matters**

**II. OPEN SESSION - CALL TO ORDER – Director Don Hughes**

**III. INVOCATION – Director Don Hughes**

**IV. APPROVAL OF AGENDA - Approved**

**V. COMMUNICATIONS**

**A. TREASURER'S REPORT – Director O'Neal reviewed the financials for the year of 2008 and the discontinuation of the discount for prepayment.**

**B. COMMITTEE REPORTS**

**1. ACC COMMITTEE – Director Don Hughes stated that the purpose of the ACC Committee is to enforce Deed restrictions and obtain good legal council to help maintain the property values.**

- a. Committee meets the second Tuesday each month at 8:00 a.m. and schedules other meetings as needed.
- b. Problems arise with residents not being familiar with Deed Restrictions, ignoring Deed Restrictions and taking advice from neighbors or contractors.
- c. Currently 32 active permits, 12 active new house permits and 6 extensions of house permits.

**2. PLANNING & DEVELOPMENT COMMITTEE – Director Roberston reported.**

- a. Committee composed of eleven members.
- b. They intend to bring recommendations developed this year to the Board.
- c. Tour of the facilities is scheduled for this Tuesday, January 27th.
- d. Plan to take the work of the 2008 committee and continue with it.
- e. Committee meets the first Wednesday each month in the Tejas Room.

**3. ROADS COMMITTEE – Director O'Brien reported.**

- a. Oil sand work will begin when the weather is warm.
- b. Committee plans to meet and begin planning within the next month.
- c. Requests from Property Owners can be brought to the committee.
- d. Appreciation goes to Dean Player for all of his help with the roads.

- 4. HOSPITALITY COMMITTEE** – Director Waddill reported.
- a. Credit to the staff for improvements at the restaurant.
  - b. Committee meets first Thursday of each month.
  - c. Kickapoo Club now included with the restaurant and soon will have point of sales to keep food and liquor records separate.
  - d. Beginning tomorrow, January 23<sup>rd</sup>, the membership fee for the Kickapoo will be \$10.00 Those outside of Hilltop Lakes are welcome.
  - e. During the quiet winter at the hotel the carpets were steam cleaned.
  - f. 2009 boat stickers are now available.
  - g. Putters are needed at the Welcome Center.
- 5. WILDLIFE MANAGEMENT CLUB** – Dan Dawson reports to the General Manager each Monday.
- a. Total deer harvested this year are 99 antlerless and 7 with antlers.
  - b. Total hogs harvested are 22 by archery and 90 by other means.
  - c. The Club plans to give away birdhouses
  - d. Spring barbecue will be held at the campground.
  - e. Semi-annual property owner’s forum will be scheduled for input from the community.
  - f. Eight new members were added this month.
  - g. Club plans to sponsor a 3-D Archery tournament.
- 6. GOLF COURSE COMMITTEE** – Director White reported.
- a. Committee met yesterday, January 21<sup>st</sup>, and will plan to meet the 3<sup>rd</sup> Wednesday of each month.
  - b. Recognition of all members
  - c. Charter is being finalized
  - d. Randy Schiamarra, R.D. Kizer and Gib Kizer are organizing a benefit for Mona’s son-in-law and daughter, Michael and Amy Dobb’s, that is scheduled for March 14<sup>th</sup>. Hole sponsoring and donations will go a long way in helping this family.
  - e. Other tournaments will be planned throughout the year to raise money to beautify the course. Golf Course maintenance is in need of a shed for equipment, an ice machine and installation of drains are needed at the sand traps. Volunteers will be needed.
  - f. Committee discussed and decided unanimously that Golf Course Marshals are needed.
- 7. AIRPORT COMMITTEE** – Director Waddill reported that the airstrip now has blue lights and a painted helicopter pad.
- 8. LAKE TASK FORCE** – Gene Dretke reported.
- a. Meeting with Total Lakes Management held last week. They reported that our fish are relatively healthy but a little undersized.
  - b. Too many fish in our lakes.
  - c. Currently no limit on catching fish.
  - d. Remember to pick up boat stickers.
- 9. HILLTOP LAKES SECURITY** – Officer Gerald Powell reported.
- a. 4543 miles were driven in the months of November and December.
  - b. Eight traffic warnings were given and 9 citations issued.
  - c. 4 arrests, 20 calls handled and 2 accidents on Highway 3
  - d. Thirty hours were spent on fixed post duty.
  - e. Over 400 house checks were done and there were 22 ambulance assists.

- C. **PRESIDENT'S REPORT** – Director Don Hughes stated that there has been controversy over the past month regarding the possibility of St. Joseph setting up a clinic at Hilltop Lakes. The Board of Directors dedicated some very specific time to discuss that. This was a learning experience for the Board. Many lessons were learned that will be valuable to the board when discussing future projects. He stated that he would like to assure the community that they will share publicly anything of significance. The Board had an orientation session last week for a full day in order to communicate with each other and build unity. There was opportunity to discuss By-Laws, Articles of Incorporation and Board Conduct and all Board members were educated in these topics. There was a scheduled time for our attorney. Hilltop Lakes has engaged an attorney whose specialty is property owners association law. He is extremely knowledgeable and has offered excellent advice to this board. He stated that he is very pleased with this board and pleased to be a part of it.

Director Don Hughes stated that the board, through committees, will be talking about many things. He asked that property owners please understand that if the board is to function the way that it should, they must be allowed to talk and discuss ideas with each other and the General Manager. This board is committed to involve the community with everything that is of any significance.

- D. **GENERAL MANAGER'S REPORT** – GM Moore stated that he arrived in Hilltop Lakes last year on Super Bowl Sunday and has learned a lot during this year.
- a. Meeting scheduled next week to begin outlining roadwork to be done. We have enough oil sand for approximately one mile of roadwork.
  - b. Lake consultants have proposed taking out some fish at no additional cost.
  - c. Boat launch ramp at Lake Tonkawa has been extended.
  - d. Work on dams complete and will be inspected
  - e. Golf Course Committee met and are working on several items
  - f. Reviewing access to the restaurant
  - g. Restaurant is now operating the Kickapoo Club. Restaurant providing good quality food.
  - h. Better tracking of work orders and meeting with Jack Lundy each Friday to review work that's going on.
  - i. Administration will try to be more responsive
  - j. Insurance is reviewed annually. Evaluated and reduced coverage on old equipment this year. Altered vehicle coverage, added coverage for the Kickapoo Club and cost for the year was reduced by \$5,000.
  - k. Olsen lawsuit discussed at Annual Meeting has been dismissed. Board was courageous in action taken.
  - l. GM Coffee will begin in February and continue through November. This is held the first Friday each month 9:30 a.m. to 11:00 a.m. at the restaurant.
  - m. Daily on the Hill continues
  - n. The community will be informed of anything that work begins on

## VI. OLD BUSINESS

- A. **CONSIDERATION & POSSIBLE ACTION TO ADOPT THE TEXAS OPEN MEETINGS LAW AT HILLTOP LAKES** – Director Don Hughes stated that at the last meeting Director Ed Hughes made a motion to adopt this. The Board of Directors will not take action until the Board is informed. They have now had the opportunity to review the act. After reviewing and discussing, it brings us back to the motion. Director Ed Hughes stated that he has chosen to withdraw that motion and there were no objections.

- B. PRESENTATION OF CLINIC SURVEY RESULTS** – Jim Finnegan reported the results.

104 Property Owners agreed  
196 Property Owners disagreed  
4 Property Owners had no opinion

Mr. Finnegan thanked the other committee members: John Neukom, Barbara May, Karen Preston and Don Sorrells. Director Don Hughes thanked Jim Finnegan and committee.

- C. CONSIDERATION & POSSIBLE ACTION ON LOCATION OF ST. JOSEPH RURAL HEALTH CLINIC AT HILLTOP LAKES** – Director Don Hughes stated that a previous motion was made to adopt the clinic contract and a motion was made to postpone until tonight’s meeting. He has spoken with Reed Edmondson of St. Joseph Hospital who stated that they have withdrawn their offer because of the controversy and because of harassment from community members. Director Guilford withdrew his motion and there were no objections.

- D. APPROVAL OF ROAD COMMITTEE MEMBERSHIP** – Director Johnston made a motion to approve the committee membership: Harold O’Brien, Charlotte Waddill and Al Hooper. Director O’Neal seconded and the Board voted unanimously in favor.

## **VII. NEW BUSINESS**

- A. CONSIDERATION & POSSIBLE ACTION REGARDING DECISION ON GENERAL MANAGER’S ANNUAL SALARY INCREASE** – Director Don Hughes stated that a new contract has been negotiated and signed. This is a three-year contract that states that the Board will have the opportunity to assess the General Manager’s performance in regards to goals and objectives. Based on that performance they will award an annual increase on the renewal of the contract. The Board has had the opportunity to discuss. Director Waddill made a motion to raise General Manager, Ernie Moore’s salary by 7.5%, seconded by Director O’Neal and the Board voted unanimously in favor.

## **VIII. MEMBERS TO BE HEARD**

- A.** Paul Valois gave an update on the cell tower in which he has invested. Verizon hardware for the tower went to Galveston because of Hurricane Ike. AT&T emailed that they will install their equipment in 2009. The cell repeater is currently running but needs work.
- B.** Hugh Shockey asked Director Don Hughes to comment on the harassment to St. Joseph Hospital mentioned earlier. Director Hughes answered that a group of people here did extensive work to make sure that the St. Joseph Clinic did not happen.
- C.** Ralph Hambrick stated that the anonymous letters in the newspaper do not have much value. He encouraged people to step forward when they have comments.
- D.** Mary Shockey asked how and why is it a good thing for the Kickapoo Club to now be a part of the restaurant. Jim Finnegan answered that the Kickapoo Board had looked at the expense of paying administration. The President was expected to provide supervision. The Club has now been placed back to how it was prior to 2003. This was a matter of economics and the Restaurant Manager is now over the bar.

- E. Bobby Horn stated that the Kickapoo Board normally does the annual membership during the first of January. They have extended it to the end of February. The Board will meet Sunday, January 25<sup>th</sup> at 2:30 p.m. in the Tonkawa Room.

**VIII. ADJOURN** – Director Robertson made a motion to adjourn, seconded by Director Waddill and the Board voted unanimously in favor.

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

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