

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Tuesday, April 14, 2009
OPEN SESSION 2:00 P.M. - TONKAWA ROOM**

MINUTES

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

ABSENT: Ben Robertson and Harold O'Brien

I. CALL TO ORDER – Director Don Hughes

II. INVOCATION – Director Don Hughes

III. APPROVAL OF AGENDA – Approved with addition of Section V.B. Report of Domestic Animal Control.

IV. APPROVAL OF MINUTES – March 4th, March 10th, March 26th – Approved

V. OLD BUSINESS

A. REPORT ON THE RESULTS OF THE GUARDHOUSE SURVEY – GM Moore reported.

Results show 86% of those who responded were in favor of keeping
Most common comment was guardhouse gives impression of security
Considering security cameras and electronic sign
Non-breakable glass has been ordered
Will paint and possibly add landscaping
Good participation in survey

B. REPORT OF DOMESTIC ANIMAL CONTROL – Director Johnston reported.

Committee met this morning, reviewed documents and finalized
Minimal changes in spelling and grammar
Will give to GM to review & suggest that legal counsel review
Not a leash law
Excellent resolution in place
Lynn Griffith is in the process of obtaining certification as an animal control warden

GM Moore added that we are not out to catch anyone's pet. Intention is to pick up nuisance and stray animals. Holding facilities are prepared.

VI. NEW BUSINESS

A DISCUSSION OF STABLES, RACETRACK, ARENA LIGHTS AND BLEACHERS – Director Don Hughes

Effort continuing to try to improve first impression of Hilltop Lakes
Stables and bleachers are not safe and railing has rusted
Discussing whether or not to remove these items
Steve Halliburton present to represent Equestrian Club

Steve Halliburton stated that there are currently 13 horses. The summer barn is a hazard, has electrical issues and is not needed. Bleachers are dangerous and have not been used over last few years. Would like to see the railing removed but the lights remain. He will check with Willy Aguirre to see if bleachers could be used for peewee football.

Director Don Hughes stated that no action will be taken today and discussion is on removing white stables only. GM Moore stated that the announcement stand is not looking good and may need to be removed.

Director O’Neal suggested that the GM contact the 6 horse owners for their input. GM Moore stated that the arena will stay. Director Ed Hughes suggested a timer for the lights. He stated that the red barn is in need of repair. GM Moore will develop a plan for this.

Director Don Hughes stated that this item should be ready for action at the next meeting.

B. DISCUSSION AND REPORT BY BOARD PRESIDENT AND GENERAL MANAGER CONCERNING VISIT WITH LEON COUNTY SHERIFF ABOUT HILLTOP LAKES SECURITY – GM Moore and Director Don Hughes

GM Moore stated Sheriff unaware of vandalism at Hilltop Lakes
Sheriff and GM will now receive a daily report
Sheriff willing to have officers help in enforcing deed restrictions & lake rules
Director Johnston suggested neighborhood watch program
Director Don Hughes added Hilltop Lakes has good security 7 days a week
GM Moore stated we need to move from doing neighborhood policing to
law enforcement
Discussion of ticketing and county commissioner’s court

C. CONSIDERATION AND POSSIBLE ACTION TO OFFER REWARD FOR INFORMATION LEADING TO ARREST AND CONVICTION OF PERSONS INFLECTING DAMAGE TO HILLTOP LAKES PROPERTY

Director O’Neal made a motion to offer a reward of \$3,000 leading to the arrest and conviction of any individual causing property damage at Hilltop Lakes to be ongoing. Director Ed Hughes seconded and the Board voted unanimously in favor.

D. UPDATE ON WELCOME CENTER RENOVATION – GM Moore reported.

In process of obtaining bids, have been slightly delayed
Beginning of next week will tabulate bids
Last meeting in Tejas Room will be Thursday, April 16th

VII. MEMBERS TO BE HEARD

R.D. Kizer – Could security be moved to the guardhouse?
Director Guilford suggested doing this with a 6-foot extension allowing file space and suggested a sign such as “Leon County Sheriff Sub-Station”.

T.J. Mitchell – Stated that there are other entrances to Hilltop Lakes. Damages seem to be within a mile of the central area and we should focus on here.

Herman Sullivan – Has any thought been given to having stickers on cars? Director Don Hughes stated that this is something to be considered.

Director White recommended that the General Manager speak to a property owner who will soon be retiring from the Conroe Police Department

IX. ADJOURN – Director Johnston made a motion to adjourn, seconded by Director O’Neal and the Board voted unanimously in favor.

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____