

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, April 23, 2009**  
**BOARD WORKSHOP 6:00 P.M. TONKAWA ROOM – OPEN SESSION – NO ACTION**  
**WILL**  
**BE TAKEN**  
**REGULAR BOARD MEETING 7:00 P.M. - TONKAWA ROOM**  
**MINUTES**

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

**ABSENT:** Harold O’Brien

**I. REGULAR BOARD MEETING - CALL TO ORDER – Director Don Hughes**

**II. INVOCATION – Director Ben Robertson**

**III. APPROVAL OF AGENDA - Approved**

**IV. OLD BUSINESS**

**DISCUSSION AND POSSIBLE ACTION TO REMOVE WHITE STABLES,  
RACETRACK, BLEACHERS AND ANNOUNCER’S STAND**

GM Moore has contacted horses owners; 2 have sold horses  
Request for railing to remain  
Michelle Lee requested re-fencing if railing removed

Director Guilford made a motion to proceed with action to remove white stables,  
racetrack, bleachers and announcer’s stand, seconded by Director Waddill. Director  
Johnston suggested that bleachers be offered to a group in need of them. The Board  
voted unanimously in favor.

**V. NEW BUSINESS - None**

**VI. COMMUNICATIONS**

**A. TREASURER’S REPORT – Director O’Neal**

Webcast for new accounting system rescheduled for April 30<sup>th</sup> at 3:00 p.m.  
Reviewed financial for the month of March  
Maintenance fee collections remain the same as previous years

**B. COMMITTEE REPORTS**

**1. ACC COMMITTEE – Director Don Hughes**

Committee is working for community  
Meetings scheduled for 2<sup>nd</sup> Tuesday of each month at 8:00 a.m.  
Other meetings scheduled as needed  
Watch out for neighbors to avoid penalty fees  
Be sure to offer correct advice to neighbors  
Having problems with portable buildings  
New home permit for 2009 – 2  
Home permits for 2008 – 15  
41 active permits; 10 houses under construction, 12 in March  
4 extension of house permits  
1/3 of permits, not including homes are for portable buildings`

**2 PLANNING & DEVELOPMENT COMMITTEE – Director Robertson**

Committee meeting scheduled for May 6<sup>th</sup> at 3:00 p.m.  
Will discuss possibility of hiring professional to advise on building plans

**3. ROADS COMMITTEE – Will be discussed under General Manager's Report**

**4. HOSPITALITY COMMITTEE – Director Waddill**

West side of lodge updated and looks good  
Sales for restaurant are down this month  
Restaurant had \$3,000 maintenance cost this month  
Plan to extend restaurant hours:  
Monday – Friday 11:00 a.m. – 2:00 p.m.  
Monday – Friday 5:00 p.m. – 9:00 p.m.  
Saturday – 8:00 a.m. – 9:00 p.m.  
Sunday – 8:00 a.m. – 3:00 p.m.  
Saturday, April 25<sup>th</sup>, Normangee seniors will wait tables with tips to go toward Project Graduation  
Reservations and Hotel were slow in March  
New drapes added to motel over the next few months  
Reservations picking up for campground  
Volunteers needed to help with updating putt-putt course

**5. WILDLIFE MANAGEMENT CLUB – Nothing to report.**

**6. GOLF COURSE COMMITTEE – Director White**

Discussed widening some cart paths at last meeting  
Worked on handicap flag policy  
Remember D.D. Williamson & Family in thoughts and prayers in the loss of his mother

**7. AIRPORT COMMITTEE – Director Waddill**

New Airport Committee being formed

**8. LAKE TASK FORCE – Gene Dretke**

Fish are biting

Reminder to be careful in small boats with winds

Saturday, April 25<sup>th</sup> is annual clean up day from 9:00 a.m. – 11:00 a.m.

**9. HILLTOP LAKES SECURITY – No Report**

**10. EMS – Ed Earp**

3 runs in month of March

4 Hilltop Lakes residents currently taking EMS course

Reminder to be cautious on Prom Night

Reminder to be careful with swimming and lake activities

**C. PRESIDENT’S REPORT – Director Don Hughes**

**Board of Directors:**

Appreciation to committee members for their efforts

Diverse group of board members representing all areas of Hilltop Lakes

Support and input appreciated

**Communications:**

Quarterly newsletter

General Manager Coffees are well attended

2 open board meetings each month

Committee meetings

Phone calls

Help stop rumors

**Governance:**

Governance is process by which we as a community have chosen to conduct business

Articles of Incorporation, By-Laws & Board Member Conduct Guidelines

We agreed to governance when we purchased property, just like deed restrictions

Board is entrusted with responsibility to conduct business of Hilltop Lakes on the property owners’ behalf

Board is bound to operate under these rules & guidelines

To do less is irresponsible

Board is responsible to communicate with community and listen to input

**Sheriff’s Visit:**

Very productive visit

\$3,000 reward has been offered for information leading to arrest & convictions of person(s) responsible for vandalism

**D. GENERAL MANAGER’S REPORT – General Manager Ernie Moore**

Board’s desire is to renegotiate security contract with no significant changes  
Held pre-construction meeting with contractors for Welcome Center remodel  
Welcome Center remodel scheduled to start Monday April 27<sup>th</sup>  
Golf course greens transitioning and doing well  
Letters will go out soon to those interested in road paving  
Oil sand price reduction this year  
300 responses to guard house survey; 86% in favor of it remaining  
Guardhouse improvements will be made  
Reward for vandalism is a standing reward for any future issues  
Pool will open May 1<sup>st</sup> from 10:00 a.m. to 10:00 p.m.  
Teen Center will be staffed Memorial Day weekend to Labor Day weekend  
General Manager’s coffee scheduled for Friday, May 1<sup>st</sup>  
Researching cost of security cameras for guard house  
Animal control program to be implemented soon with intention to catch strays  
and to protect community from chasing and biting dogs

**VII. MEMBERS TO BE HEARD**

**Ken Kunz** – Suggested allowing property owners to comment on each issue before the Board votes on them. Director Don Hughes stated that the practice that the board tries to follow is to not introduce an item that hasn’t been discussed in prior meetings. If a property owner sees an agenda with an item of interest to them and wants to comment, they are urged to email or call a board member.

**George Pawley** – Suggested trying to cut expenses by 10% and asked how expenses are analyzed. Director O’Neal stated that the committee looks at this and if revenues continue to decline will look at cutting expenses. All are welcome to attend the Finance Committee meetings.

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

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

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