

**PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES**  
**BOARD OF DIRECTORS MEETING**  
**Saturday, May 8, 2010**  
**OPEN SESSION 10:00 A.M. – TONKAWA ROOM**

**MINUTES**

**PRESENT:** Don Hughes, Ed Hughes, Larry White, Charlotte Waddill, Jack Stork, Mike Miller, Randy Schiamara, Theo Webb, Ernie Moore, and Connie Saxton

**ABSENT:** Gary O'Neal

- I. OPEN SESSION - CALL TO ORDER** – Director Stork
- II. INVOCATION** – Director Don Hughes
- III. APPROVAL OF AGENDA** – Director Schiamara made a motion to approve the Agenda; Director White seconded the motion. The POA Board voted unanimously.
- IV. APPROVAL OF MINUTES** – Director Waddill made a motion to approve the minutes for April 8<sup>th</sup> & 22<sup>nd</sup>; Director Schiamara seconded it. The Board voted unanimously.
- V. OLD BUSINESS**
  - A. CONSIDERATION AND POSSIBLE ACTION ON POLICY FOR AVAILABILITY OF DIRT AND SAND FOR PROPERTY OWNERS**-Director Schiamara made a motion to not allow gravel, soil, oil sand, dirt, sand, etc., to be sold or given from the burn pile to anyone including property owners. Director White seconded the motion. Vote was unanimous.
- VI. NEW BUSINESS** – None
- VII. BOARD MEMBER'S REPORT**
  - A. Director Mike Miller-Lake Task Force
    1. Fine Policy will be put on Agenda for next meeting.
    2. Elevation from Tonkawa Lake to Swan Lake was surveyed and found that Tonkawa Lake is 12' lower than Swan Lake. Should be able to gravity flow water from Swan to Tonkawa Lake by rerouting lines. If a 10" line were rerun for gravity flow, it would save money on electric bill.
- VIII. PRESIDENT'S REPORT**
  - A. Cable company has left the hill leaving the hotel and villas without cable. Bids for cable would have cost around \$20,000 plus monthly fees. Thanks to Carl Pohlmeier along with John Reynolds who set up antennas at a cost of around \$2,200 and the hotel/villas now have 25-30 channels.

- B. The POA Board reworked the contract with the Kickapoo Club and will deliver it to the Kickapoo Club after the Executive Session today.

## **IX. GENERAL MANAGER'S REPORT**

- A. Seismic graph studies were done on common ground; Hilltop Lakes was paid \$45,000 and the Board voted to reserve the monies in a development fund for any new projects that may come along. The development fund is a dedicated account specifically for future projects and will be on financial reports in the future.
- B. Pool opened this week from 10-8, supervised from 4-8. Memorial weekend hours will change to 10-9 with supervision.
- C. General Manager Ernie Moore is glad the TV situation at the hotel/villas is accomplished. Thanks again to Carl Pohlmeier.
- D. GM Ernie Moore is leaving as General Manager sometime between now and June 18<sup>th</sup>. He is very happy with the accomplishments in the last 2 ½ years at Hilltop Lakes. He encouraged everyone to support the POA Board.

Director Stork announced the Board would be holding an Executive Session after this meeting to discuss the replacement process for a General Manager.

Director White reported on the Dennis Turner Benefit golf tournament. Wildlife Club donated \$250 and wanted to thank the Club for all their generosity and support of Hilltop Lakes. \$6,000 was raised for the new pavilion that will be called the Turner Memorial Pavilion in honor of Dennis Turner plus many others. Director White praised Mona and her staff for all their efforts. Director White thanked everyone involved.

Director Stork announced that at the May 27<sup>th</sup> meeting on Thursday, there would be a preliminary presentation of a hospital/retirement home, which would be of no cost to us.

Director Stork stated Verizon would not be here in September as originally thought; the delay comes from Verizon as we have signed the contract.

## **X. MEMBERS TO BE HEARD**

1. Vicky Sullivan-Who is responsible for the mail being delivered correctly at the Post Office?
2. Herman Sullivan-Since we are not having coffee with the General Manager anymore, would it be possible to have coffee with the management. Director Stork stated they will discuss that possibility.
3. Vernon Presswood-Wildlife Club has started a 3-D shoot. The PASA shoot will be a 2-day event on May 22-23. If this shoot turns out well, it might be possible to have the state finals here at Hilltop next year. Hunters have been buying lots since coming to the shoots plus providing revenue for the restaurant, motel, and campgrounds.
4. Bobby Horn-He stated he is talking for himself and is not representing any group. There was a joint meeting with Kickapoo Club and POA Board on April 21 and he asked to put the Kickapoo Club on the agenda for today's meeting. He also requested the

same thing on May 4<sup>th</sup>. He feels POA is treating Kickapoo Club unfair by charging them utilities. In 2009, Kickapoo Club was charged \$3,809 for utilities. Different groups meet in the same building with no charge. He feels it is unfair to Kickapoo Club. Mr. Horn stated he was informed by Director Stock by phone that he had the lease agreement for the Kickapoo Club and he also received the financials from Larry Nichols by email in which several items needed to be discussed.

5. Ken Kountz-Pointed out that BG licenses were not according to the bylaws-what has been done about it. Director Stock responded the attorney had been consulted and it was correct what we did and we were completely legal. Mr. Kountz requested attorney's name to talk with him.
6. Manny Boudiette-Are we getting closer to opening the Kickapoo Club? How long? Director Stork stated approval must be from TABC and no one knows how long that will take. POA didn't close the Kickapoo Club, the Kickapoo Board closed the Club.
7. Bobby Horn-When the Kickapoo Board allowed the POA Board to operate the Club, it was not legal according to TABC. When the two Boards could not work out a management agreement, they starting working on a lease agreement similar to the 2003-2003 lease agreement which was approved by TABC. He feels TABC should approve that agreement.

Adjourned to Executive Session meeting at the Welcome Center Conference Room.

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

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