

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
BOARD OF DIRECTORS MEETING
Tuesday, May 12, 2009
OPEN SESSION 2:00 P.M. - TONKAWA ROOM

MINUTES

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

ABSENT: None

I. CALL TO ORDER – President Don Hughes

II. INVOCATION – President Don Hughes

III. APPROVAL OF AGENDA – Approved with addition of Paul Valois reporting on status of the cell tower before adjournment.

IV. APPROVAL OF MINUTES – April 14th, April 23rd and 30th - Approved

V. MEMBERS TO BE HEARD

1. Bobby Horn – Stated that he doesn't agree with the requirement of a portable building being placed on concrete slab.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. **CONSIDERATION AND POSSIBLE ACTION TO EMPLOY A LAKE MARSHAL FOR SUMMER LAKE PATROL**

Director Waddill made a motion to employ a Lakes Marshal for summer lake patrol at a cost not to exceed previous cost paid to Lakes Marshal, seconded by Director Johnston. The Board voted unanimously in favor.

2. **CONSIDERATION AND POSSIBLE ACTION ON A RECOMMENDATION FROM THE GOLF COURSE COMMITTEE TO IMPLEMENT A FLAG PROGRAM FOR HANDICAP GOLFERS**

Director White recommended implementing rules governing blue handicap flags for golf carts at Hilltop Lakes. Director Guilford made a motion to accept the Golf Course Committees' recommendation for enforcing the handicap rules, effective July 1, 2009. Director Waddill seconded and the Board voted unanimously in favor.

Copies are available at the Welcome Center.

3. CONSIDERATION AND POSSIBLE ACTION TO DISTRIBUTE THREE OF FOUR QUARTERLY NEWSLETTERS ON THE HILLTOP LAKES WEBSITE EACH YEAR WITH COPIES AVAILABLE TO THOSE WHO REQUEST THEM

General Manager Ernie Moore proposed that three of the four quarterly newsletters be available on the website except to those who request that it be mailed to them.

Printing and distribution of three newsletters costs approximately \$12,000 each year

One must be mailed out for election

Beginning next year other three would be distributed on the website with option to send in a form requesting it be mailed

No legal regulation on newsletters according to the attorney

Director Robertson made a motion to distribute three of four quarterly newsletters on the Hilltop Lakes website with copies available to those who request them, beginning in 2010. Director White seconded and the Board voted unanimously in favor.

4. CONSIDERATION AND POSSIBLE ACTION ON A RECOMMENDATION FROM THE ARCHITECTURAL CONTROL COMMITTEE TO ADOPT NEW GUIDELINES FOR PORTABLE BUILDINGS

President Don Hughes read a recommendation from the ACC Committee to adopt new guidelines for storage buildings to be effective immediately.

Charge to ACC to enforce deed restrictions

Committee proposed four items to make neighborhoods more attractive. The following revisions are in addition to existing Deed Restrictions and clarification of requirements. All permits must be approved by the ACC:

- a. Concrete foundation required with a plan indicating how the constructed building is being attached or embedded in a concrete slab.
- b. Construction material shall match and / or be compatible with the residence and surrounding neighborhood. Submission of a brochure or color chart indicating the color and material of the building siding, trim and roofing is required.
- c. The Architectural Control Committee, in its sole discretion, determines size, location and what is architecturally compatible.
- d. No pre-fabricated plastic building will be approved.

Director White made a motion to adopt the ACC guidelines for outbuildings, RV covers, and carports as presented by the ACC Committee, seconded by Director Guilford. The Board voted unanimously in favor.

5. PRESENTATION FROM THE ROADS COMMITTEE OF A POLICY FOR SURFACING UNPAVED ROADS

Director Waddill reported

Policy states procedure for having road paved

Road Captain communicates with neighbors and if interested goes to the P.O.A.

Letters will be mailed out

Participation is 50% of cost per linear foot based on a 16-foot wide road

P.O.A. will ask for half of cost

GM Moore requested Board input.

Director Don Hughes stated that the paving program has been in place for many years. Suggestion was made that we define how roads will be done. The P.O.A.

Board will make the final decision if a goal isn't reached. After discussion,

Director Waddill stated that she would like action to be taken at the Thursday night meeting and asked that property owners call with comments prior to that meeting.

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

PREPARED BY: _____ **DATE:** _____

APPROVED BY: _____ **DATE:** _____