

PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.
REGULAR BOARD OF DIRECTORS' MEETING
October 23, 2025
Community Center
CLOSED SESSION @ 4:00 P.M. AND OPEN SESSION @ APPROX. 6:00 P.M.

AGENDA

- I. Call to Order – Directly into Executive Session (Closed) – The board will convene in Executive Session as authorized under Section 200.0051, Open Board Meeting, Subsection (C) to discuss:
 - a. Confidential Property Owner Matters
 - b. Potential Contracts
 - c. Personnel
 - d. Legal
 - e. Other
- II. Reconvene to Open Session (approximately 6 p.m.)
- III. Invocation & Pledges
- IV. Approval of Agenda
- V. Approval of Minutes of September 4, 2025, Regular Meeting
- VI. Recap Closed Sessions – October 23, 2025 – Discussion Only
- VII. Recap of Decisions Taken Since Last Meeting (if any) – Discussion Only
- VIII. Operational Report – Financial & Operational Highlights
 - a. Financial Report
 - b. Maintenance Report
 - c. Building Maintenance Report
 - d. Golf Course Maintenance Report
 - e. Pro Shop Report
 - f. Business Office Report
 - g. Post Office Report
- IX. Committee Reports – Discussion Only
 - a. Architectural Control Committee
 - b. Activities Committee
 - c. Beautification Committee
 - d. Lakes Committee
 - e. HLEA Committee
 - f. Election Committee
 - g. Dog Kennel
- X. Members to be Heard – October 23, 2025, Agenda Topics
- XI. Old Business – Discussion & Potential Action
 - a. Golf Course Sprayer
 - i. Quotes provided
 - ii. Board Discussion
 - iii. Members to be heard
 - iv. Vote
 - b. Stickers for HTL Resident vehicles

- i. Board Discussion
 - ii. Members to be heard
 - iii. Vote
 - c. 10-year Plan for airport proposal - Airport Runway Issues
 - i. Board Discussion
 - ii. Members to be heard
 - iii. Vote
 - d. Pickleball lines & existing lines for tennis court
 - i. Board Discussion
 - ii. Members to be heard
 - iii. Vote
- XII. New Business – Discussion & Potential Action
 - a. Campground Host Suggestions
 - i. 10 MPH speed limit signs or slow children at play signs
 - ii. Adding 50AMP hookups to the 30AMP hookups for more 50AMP spots to rent out
 - iii. Extending 30AMP pad spots to accommodate 50AMP hookups
 - iv. Need another washer & dryer for campground laundry area
 - v. Board Discussion
 - vi. Members to be heard
 - vii. Vote
 - b. Hilltop Lakes Disc Golf Course Redevelopment Proposal
 - i. Board Discussion
 - ii. Members to be heard
 - iii. Vote
 - c. Updates needed to the Use of Facilities Policy
 - i. Board Discussion
 - ii. Members to be heard
 - iii. Vote
 - d. Golf Course Trail Fee for Extended Seniors
 - i. Board Discussion
 - ii. Members to be heard
 - iii. Vote
 - e. POA 2026 Calendar Suggestion from Dene Huttel - Moving monthly meetings to a different day other than Thursdays
 - i. Board Discussion
 - ii. Members to be heard
 - iii. Vote
- XIII. Members to be Heard – Other Topics
- XIV. Board Approval – Takeback Lots (if any)
- XV. Announcements
- XVI. Adjourn

NOTES:

- 1) Open Session recorded and uploaded to the members' only area of the website the following business day.

- 2) Video recording/Livestreaming of the meeting will be permitted, approved by the Board of Directors.
- 3) Committee Reports attached to financial report handouts.