

**PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.  
REGULAR BOARD OF DIRECTORS' MEETING**

***April 10<sup>th</sup>, 2025***

***TONKAWA ROOM***

**OPEN SESSION @ APPROX. 6:00 P.M.**

**Minutes**

In Attendance: President Raymond Escoto, Vice President Don Ritchey, Secretary Doug Johnson, Treasurer Tiffani McKinney, Directors Biff Adam, Kyle Beale, Farrell Butler, Dennis Freerksen, Bill Williamson  
Absent: Farrell Butler, Dennis Freerksen,

- I. The meeting was called to order at approximately 6:11 pm by President Raymond Escoto.
- II. The Invocation & Pledges were led by Swen Crone.
- III. President Escoto asked for approval of the April 10<sup>th</sup>, 2025, Agenda. A Motion was made by Tiffani McKinney and seconded by Doug Johnson. Tiffani McKinney asked for the agenda to be amended and that approval for two new bank accounts be added to New Business. One account designated for the \$6 assessment related to the golf course irrigation and a seconded \$200,000 cash reserve as part of the financing package for golf irrigation. The motion was restated to include banking with new business on the agenda by Bill Williamson, 2<sup>nd</sup> by Doug Johnson, unanimously approved.
- IV. Approval of March 15<sup>th</sup>, 2025, Minutes motion made by Tiffani McKinney, 2<sup>nd</sup> by Kyle Beale, unanimously approved.
- V. Recap of Closed Session – April 10<sup>th</sup>, 2025 – Discussion and potential action
  - a. PO matter that are being addressed
  - b. Potential Contracts/Contract Renewals- We have had a couple of bids/proposals for the potential restaurant, we are still waiting for a couple of more.
  - c. We did receive one more bid for the remodel of the hotel and we are waiting for one other.

d. The contract for the Dog Kennel was Approved and the monthly amount was increased by \$300 a month with the stipulation that they attempt to hold at least 1 adoption a month.

e. Legal- Property Owner matters

VI. Recap of Decisions Taken Since Last Meeting (if any) – None Taken

VII. Operational Report – Financial & Operational Highlights – Discussion & Potential Action

a. Financial Report / Treasurer Tiffani McKinney / Discussed printed handout report went over and explained each category listed on printout.

b. Maintenance Report/ President Raymond Escoto gave a brief description- we purchased a batwing finishing mower for all common grounds. Randy is getting with the county to assist with the roads that are on the top of the list for repairs and if anyone feels their road needs some tender loving care, please submit a work order to the Welcome Center.

c. Golf Course Maintenance / President Raymond Escoto for Bryan Pace- Please see the attached Golf Course Maintenance Report.

d. Pro Shop -- Please see the attached Report.

e. Business Office Report / President Raymond Escoto for Ruby Butler - Please see the attached report.

VIII. Committee Reports

a. Architectural Control Committee / Discussion Only / Randy Patro provided ACC permit & violation reports.

b. Activities Committee / Discussion Only / Rita Russ – provided Activities report & upcoming events & dates. There is a handout attached.

c. Beautification Committee / Discussion Only / Rita Russ – provided beautification report, there is a handout attached.

d. Maintenance Committee-A report was not provided

e. Lakes & Dam Committee / Mr. Mike McMullen will be resigning as the Chair of the Committee this month- The POA Board will be taking care of the Dam section of the committee, and Mr. Knight and Mr. Kline will serve as Co-Chairs for the Lake Committee

IX. Members to be heard – April 10<sup>th</sup>, 2025, Agenda Topics-

- a. Randy Patro spoke regarding the golf course- he stated he probably should have asked these questions a couple of months ago- in reference to the irrigation system how is this going to help the fringes, is there a plan in place? Mr. Patro would like to know if the relief valves that were dismantled or bypassed will be used on the new system. Mr. Escoto said he would have an update on that at the next meeting. Mr. Patro asked about being able to reuse our current sprinkler heads, Mr. Escoto stated yes, they are interchangeable, our current system has never been replaced, and it needs replacement. Mr. Patro asked about going from 2 pumps down to 1 pump. Mrs. McKinney stated that yes, we would be going to 1 new pump, and that is all that will be needed with the new system, all parts will be under warranty. Mr. Patro would like to take this time to thank The Golf Course Supt. Bryan Pace for everything he has done, he has turned the course around and has it looking very nice.

X. Old Business

- a. Golf Course Irrigation – Discussion Only- the 84<sup>month</sup> Terms and Conditions of the loan were signed today. Monthly payments of \$20,891 will be made for the irrigation system. We are hoping to see movement on this project within 30-45 days. During this project the golf course will not be closed.
- b. Kickapoo Club – Discussion Only the Kickapoo is at 98% structurally complete. The bar top will be delivered on Tuesday. Mrs. Ann Falconer and her group will handle all the décor. A property Owner asked if those in attendance could look at the progress and Mr. Escoto said absolutely.

XI. New Business

- a. Bill Williamson made a motion to Approve CERT to use all facilities during emergency situations – Doug Johnson 2<sup>nd</sup> the motion, unanimously approved.
- b. Board Approval – Takeback Lots – Discussion & Action- Doug Johnson made a motion to approve the takeback lots that were discussed and Kyle Beale 2<sup>nd</sup> the motion. Tiffani McKinney discussed with the board the two lots that currently had minor issues be cleared up prior to taking them back. The board agreed to take them back once issues were resolved. The motion was restated to include resolving issues. Unanimously approved.
- c. Tiffani McKinney made a motion to set up an account with Texas Capital as a reserve for the Golf Irrigation System Doug Johnson 2<sup>nd</sup> the motion. Unanimously approved.

d. Tiffani Mckinney made a motion to set up an account with Texas Capital designated for the Golf Irrigation System funds Doug Johnson 2<sup>nd</sup> the motion. Unanimously approved.

XII. Members to be Heard – Other Topics

a. Randy Patro stated that the property owners who play golf must pay \$250 for the first cart and \$150 for the 2<sup>nd</sup> cart. He is wondering how much the Airport is charging to use the taxiway; are they required to pay a fee and obtain a sticker. He would also like to know about the boat launch fees, and bridle path fees for horse owners- Mr. Escoto asked what the direct question is, Mr. Patro said he would like to know why there is such a wide range of fees. Mr. Biff Adams responded to the question stating that the golf course is our "Crown Jewel" and is also our largest expense, he stated that Hilltop Lakes Trail Fee is the cheapest fee around.

b. Randy Schiamara is requesting the board to remove the speed bumps.

XIII. Announcements – Announcements were made regarding the Eggstravaganza on Saturday.

XIV. Adjourn: Motion made by Doug Johnson 2<sup>nd</sup> by Bill Williamson

  
Prepared by: Chelsea Watson

5/10/25  
Date

  
Approved by: Raymond Escoto, President

5/13/2025  
Date

NOTES:

- 1) Open Session and uploaded to the members' only area of the website the following business day.
- 2) Video recording/Livestreaming of the meeting was allowed and approved by the Board of Directors.