

**PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
*April 20<sup>th</sup>, 2026*  
*Community Center*  
**CLOSED SESSION @ 4:00 P.M. AND OPEN SESSION @ APPROX. 6:00 P.M.**

**MINUTES**

Present: President Tommy Raymond, Vice President Sadie Kline, Secretary Tony Hatcher, and directors Doug Johnson, Colleen Majoue and Farrell Butler. Absent: Treasurer Tiffani McKinney and Ray Escoto.

- 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. Call to Order – Open Session (approximately 6:00 p.m.) – 6:09 p.m. Meeting called to order by President Tomy Raymond.
- III. Invocation & Pledges – Colleen Majoue
- IV. Approval of Agenda – Vice President Sadie Kline made a motion to amend the agenda; motion to move Repsol (New Item B) before “Board Member Appointment Swearing In”. Vice President Sadie Kline also motioned to add Restaurant as Item “g” under New Business. Colleen Majoue seconded. Unanimously approved.
- V. Board Member Appointment Swearing In – Leon County Judge Byron Ryder administered the oath to swear in Sylvia Guzman to the Board of Directors.
- VI. Approval of March 21<sup>st</sup>, 2026, Regular Board Meeting Minutes - Vice President Sadie Kline motioned to approve, and Farrell Butler seconded. Unanimously approved.
- VII. Recap of Closed Session – April 20<sup>th</sup>, 2026 - The Board discussed ways to support the restaurant and help ensure its success. Topics included personnel matters and road-related issues.
- VIII. Recap of Decisions Taken Since Last Meeting (if any) – Discussion Only - No decisions have been made since the previous meeting.
- IX. Financial Report
  - a. March Financials – Vice President Sadie Kline motioned to table the April financials until the next meeting. Doug Johnson seconded. Unanimously approved.
- X. Operational Reports
  - a. Pro Shop Report - Candace Payce reported March Pro Shop income of \$37,150, excluding \$22,500 in trail fees. Revenue included cart rentals, food, and merchandise sales. The Pro Shop hosted three school tournaments, and 2,194 rounds were played, with property owners accounting for 1,882 rounds, including 179 complimentary rounds.
  - b. Golf Course Maintenance Report - President Tommy Raymond and Candace Payce reported that the greens and course remain in excellent condition, with ongoing treatments, fertilization, and planned aeration. They also thanked volunteers for assisting with divot repairs.
  - c. Post Office Report – Vice President Sadie Kline reported For March, the Hilltop Post Office processed 142 pieces of outgoing mail, along with 37,682 letters,

4,485 flats, and 6,294 packages. Of the 684 mailboxes at Hilltop, 39 remain available for rent.

- d. Building & Landscaping Report – Secretary Tony Hatcher reported Randy Weaver and the maintenance department are filling potholes, repairing equipment, and treating grass burrs. Priority work continues at the swimming pool, including plumbing, concrete, and aesthetic improvements.
- e. Roads & Service Maintenance Report

XI. Committee Reports – Discussion Only

- a. Architectural Control Committee – Steven Bearden reported on ACC activity, including new home construction, deed restriction enforcement, and discussions with maintenance about assisting residents with tree limb disposal. He also addressed concerns about abandoned or damaged homes, noting legal and probate limitations. Residents were reminded of the designated storage yard for RVs and vehicles, and the upcoming community garage sale.
- b. Activities Committee – Vice President Sadie Kline reported there were six facility rentals: the Community Center was rented five times and the Tonkawa Room once. Hotel occupancy increased to 19% for the month, and several solar farm workers are currently staying at the campgrounds.
- c. Lakes Committee – Vice President Sadie Kline reported that the Lakes Committee is separate from dam oversight, which is managed by the Board of Directors. The committee, chaired by Steve Kline and Justin Wells, is awaiting its budget before proceeding with projects. Vice President Sadie Kline motioned to make new board member, Syliva Guzman, the board liaison for the Lakes Committee, President Tommy Raymond seconded. The board Unanimously approved.
- d. HLEA Committee – No report given.
- e. Election Committee - Colleen Majoue motioned to make new board member, Syliva Guzman the board liaison for the Elections Committee, Vice President Sadie Kline seconded. The board unanimously approved.
- f. Dog Kennel – Collen Majoue reported that there are five dogs in the kennel. One animal was transferred to the shelter, and one found dog was returned to its owner. March expenses totaled \$280.

XII. Members to be Heard April 20th, 2026, Agenda Topics

- A property owner had questions in regard to the lakes and dams budget and President Tommy Raymond addressed their concerns.

XIII. Old Business – Discussion & Potential Action


- a. Dams Repair Updates – President Tommy Raymond reported that Mike McMullen has been assisting the Board with dam compliance and ongoing requirements with Texas Commission on Environmental Quality.
- b. Emergency Services Tower – Sadie Kline motioned to approve the emergency services communications tower purchase and agreement, seconded by Colleen Majoue, and unanimously approved by the Board. Leon County, Texas is purchasing a lot in the back of Hilltop to construct a communications tower to improve fire, EMS, and law enforcement coverage. Vice President SADIE Kline stated that the agreed upon amount was \$10,000. The agreement includes a 50/50 profit split on future commercial leases. Hank Dembosky noted that new digital radios will be needed for fire and EMS, costing about \$5,000 each, and requested funding consideration.
- c. Hog Updates – Vice President Sadie Kline reported that the hog control team has eliminated 60 hogs, using camera monitoring to track activity, and will continue running dogs on an every-other-month schedule.

XIV. New Business – Discussion & Potential Action

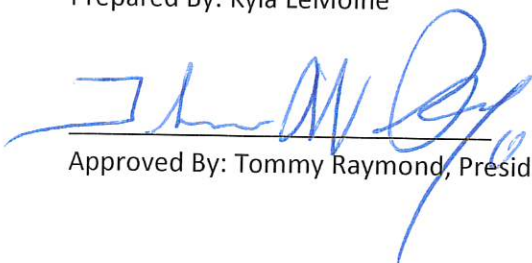
- a. Post Office Hours – Vice President Sadie Kline motioned to extend Post Office hours to 6:30 p.m. on Wednesdays, Secretary Tont Hatcher seconded. The board Unanimously approved.
  - b. Repsol - Representatives from Repsol provided an update on the Pecan Prairie Solar Project, a 450 MW facility near Hilltop Lakes spanning 2,800 acres, expected to be completed in 2027. The project will power about 50,000 homes and generate an estimated \$68 million in local property tax benefits over 30 years. Construction is underway with peak activity expected July 2026–February 2027. Traffic management plans are in place. The company confirmed no traffic signal request, no data center or battery storage involvement, and minimal visual and noise impact.
  - c. Roads – Property owner, Sherri Guerra, stated that she submitted an online work order to repair a pothole on Spring Road, but it has not yet been addressed. Vice President Sadie Kline noted that the board can view all submitted online maintenance requests. Sylvia Guzman asked about Leon County’s sand-for-oil agreement for road material. President Tommy Raymond responded that an agreement is in place, but the oil-sand mixture must be properly prepared to be usable.
  - d. Employee Policies – Vice President Sadie Kline motioned to table the Employee Polices, Secretary Tony Hatcher seconded. Unanimously approved.
  - e. Collections Policies - Vice President Sadie Kline motioned to table the Collections Polices, Secretary Tony Hatcher seconded. Unanimously approved.
  - f. Hotel Pet Fee & Policy - Colleen Majoue proposed allowing pets in designated hotel rooms, suggesting two first-floor rooms with a two-dog limit and a non-refundable fee, plus additional charges for damage or cleanup. The Board tabled the item for future consideration.
  - g. Restaurant - Colleen Majoue motioned to replace the food warmer and add a deep fryer and portable refrigerated salad bar at the restaurant, Farrell Butler seconded. Unanimously approved.
- XV. Members to be Heard – Other Topics  
 - Robert Schiffler, a new homeowner, stated he is enjoying the community and has had positive experiences so far.
- XVI. Board Approval – Sale of Takeback Lots (if any)
- XVII. Announcements
- XVIII. Adjourn – 8:04 P.M. Vice President Sadie Kline motioned to adjourn meeting, Collene Majoue seconded. Unanimously approved.

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.

  
 Prepared By: Kyla LeMoine

05/20/2026  
 DATE

  
 Approved By: Tommy Raymond, President

5/27/2026