

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

August 14, 2025

COMMUNITY CENTER

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, Farrell Butler, Kyle Beale, Bill Williamson
Absent: Dennis Freerksen

- I. The meeting was called to order at approximately 6:02 pm by President Raymond Escoto.
- II. The Invocation & Pledges were led by Swen Crone.
- III. President Escoto asked for approval of the August 14th, 2025, Agenda. A Motion was made to approve the agenda with amendments by Raymond Escoto and seconded by Doug Johnson, unanimously approved.
- IV. Introduction of Operations Manager Romy Casto and Hilltop Lakes Security Tina Daigle & John Calvin.
- V. Approval of June 26th, 2025, Minutes motion to prove minutes made by Biff Adam, seconded by Bill Williamson, unanimously approved.
- VI. Recap of Closed Session – June 26th, 2025 – Discussion and potential action
 - a. Property Owner Matters – Discussed Property Owner fence issue
 - b. Potential Contracts – None to Discuss
 - c. Personnel – Discussed Personnel issues
 - d. Legal – Discussed legal matters
 - i. Still waiting on opposing counsel to respond to the final resolution of the parties. Can not move forward with changing deeds until there has been an agreed upon final resolution.
 - e. Other –
 - i. Extend Payment Plan approval – President Escoto asked for approval to approve requested extended payment plan. Secretary Doug Johnson made a motion to approve the request extend payment plan, seconded by Biff Adam. Unanimously approved.
- VII. Recap of Decisions Taken Since Last Meeting (if any) –

a. Remediation of Mold

- i. Discussed moving all employees to lodge until mold issue is totally rectified.
- ii. Inspector came in and did an inspection of the mold, ServePro then came in and did their work to remove wall 2ft. up and more if needed to remove mold.
- iii. Treasure Tiffani McKinney stated that over time the building has settled causing water to come in through the building walls.

VIII. Operational Reports

a. Financial Report - Treasure Tiffani McKinney

- i. Discussed the Financial Report.
- ii. Financially in decent shape for being halfway through the year.
- iii. Income for this year is over budget, that does not include ERC money.
- iv. Expenses under budget except for a few areas.
 1. A large chunk of the under budget was due to security
- v. Will be starting the budget process for next year soon.
 1. Discussed doing a budget workshop for the community.

b. Maintenance Report – Romy Casto

- i. Roads – Randy is going start working on the ABC's roads on Monday
- ii. There is a list of priority roads that they are looking for a subcontractor to do the repairs.

c. Building Maintenance – Chase Wilkerson

- i. Working on redoing the fountain
- ii. Will be starting the campground bathroom remodel soon
- iii. Restaurant is pretty much done

d. Golf Course Maintenance Report – Kyle Beale on behalf of Bryan Pace

- i. On the 17th of June they lost an irrigation pump due to a lightning strike. As of Mondy they are still waiting on the pump to be repaired. They rented some 500-gallon water tanks to continue watering the golf course.
- ii. Greens are progressing nicely
- iii. Dead spots and hot spots that they are working on filling those in
- iv. Fertilized and sprayed the greens and applied agents and fungicides needed.
- v. T-Boxes transition from the winter rye grass to Bermuda grass went a lot better this year.
- vi. Fairways are looking better than expected with the pump situation

e. Pro Shop – Treasure Tiffani McKinney on behalf of Candyce Pace

- i. They had \$37,000 in income, \$16,000 of that was from tournaments
- ii. There were around 2,700 rounds of golf in the month of June
- iii. Income just over \$10,000 on food and merchandise sales

- f. Business Office Report – Ruby Butler
 - i. Implemented new limits on Supervisors Credit Card Limits
 - ii. Implemented weekly reports from each department within the Business Office
 - iii. Working on determining which policies need updating and getting those updated
 - iv. Ordered pool towels for the Hotel rooms due to guest taking the white bath towels to the pool and staining them. Implemented a \$25/per towel fee for each towel not returned to the Hotel before checking out.
 - v. 2 membership lots sold in June 2025
- g. Post Office Report – Heather Weaver
 - i. Post Office does not have a contract with FedEx, UPS, DHL, etc., they will no longer be accepting packages from those mail carriers.
 - ii. Please do not use your physical address for your mailing address
 - iii. Only Post-Office staff are allowed behind the counter, no exceptions
 - iv. Please use your full name and PO Box number, there are a lot of people out here with the same first name.
 - v. There are parking spaces available, please do not park in front of the delivery door.

IX. Committee Reports –

- a. Architectural Control Committee Report – Randy Patro
 - i. See Report for Architectural Control Committee
- b. Activities Report – Rita Russ
 - i. Big Thank you goes out to Ruben Escalante, Romy Casto, Chase Wilkerson, JD, Grounds Crew, Housekeeping Department, and Don Price (Big Daddy Don DJ)
 - ii. See Report for Activities Report
- c. Beautification Report – Farrell Butler
 - i. Big Thank you goes out to Grandchamp Roofing for donating the roof replacement for the Security Shack up front and the Tonkawa Park Bathrooms.
 - ii. See Report for Beautification Committee Report
- d. Lakes Committee Report – Dewain Knight
 - 1. Weed treatment was done last month and they will be back next Tuesday to do another treatment
- e. HLEA Committee – Lisa Harvey
 - i. Golf Tournament – Huge thank you to Grandchamp Roofing as a big donator. They were able to build a loft at the paddock with the money raised from the tournament.
 - ii. Next HLEA Barn dance will be Saturday November 22, 2025
 - iii. See Report for HLEA Committee Report
- f. Election Committee – Bill Williamson – Liaison

- i. Bill Williamson nominated Andrew Glass, Joan Callaway, Skip Smith, Diana Kelly and Joyce Perkins as the five members of the Election Committee. Motion to Approve nominations made by Kyle Beale, seconded by Secretary Doug Johnson.
 - ii. Bill Williamson will contract members to set up the first meeting.
- I. Members to be Heard – June 26, 2025, Agenda Topics-
 - a. Joyce Perkins – Addressed the Beer and Wine proposal under New Business. Mrs. Perkins stated that this has been tried before and did not work. She stated that with TABC a beer and wine permit would include the entire golf course, and that is why you see hospitality carts around a golf course. She stated that you would not be able to bring your own booze or bird shots. She also stated that insurance liability would be astronomical.
 - b. Sylvia Guzman – Discussed the Water Aquifer issue with Leon County and Hilltop Lakes. Please see video posted on POA Facebook page and Hilltop Lakes website for more information.
- X. Old Business –
 - a. POA Law suite – Kline vs. POA – Kyle Beale
 - i. Was already discussed under Recap of Closed Session – Legal
 - b. Update on Bids from Kyle Beale for Airstrip Proposal
 - i. He Currently has two bids and is still looking for one more bid.
 - c. Security update – President Raymond Escoto
 - i. Security started on Monday
 - ii. Hours are from 6pm to 3am
 - d. Hotel Renovation Update – Treasure Tiffani McKinney
 - i. Have bids in on flooring and paint
 - 1. New flooring for Hotel, Welcome Center and Pro Shop
 - ii. Looking at updating bathrooms as well
 - iii. Will have story board put together by next week for Hotel Updates
 - iv. Rooms that were decorated during the contest will not be redone but will have new flooring and updated bathrooms. Anyone that has a part in decorating those rooms will have the option to go in and update anything that they would like.
- XI. New Business – Discussion & Potential Action
 - a. Beer & Wine permit at the Pro Shop
 - i. Currently Tabled Board would like to get more of idea on what the insurance would like for this permit.
 - b. Transfer Fee Proposal –
 - i. Board of Directors agreed to scratch this proposal – Not approved
 - c. Tractor/Batwing Mower Proposal –
 - i. Board of Directors agreed to scratch this proposal – Not approved
 - ii. Batwing and mower are now working well.
- XII. Members to be Heard –

a. Lisa Harvey – 33 Clydesdale

- i. She thanked the Board for the great job they are doing and the support that they give.
- ii. Mrs. Harvey addressed the hog issue, said that they see hogs in areas that they have never been seen before, like on Post Oak and going down to the lake on Clydesdale and they are tearing up yards in that area. She feels that the current process for hog removal is reactive versus proactive. She would like to request that we go back to the dogs to run them out of Hilltop.
 1. President Escoto stated that the Board does not have a problem bringing back the dogs. The issue with the previous individual that was running the dogs was that there was no schedule given when the dogs would be running and paying him a certain dollar amount and not knowing when and if he was running the dogs. President Escoto also stated that he would be inclined working with the Wildlife Club and their proposal that they will be sending out next week and talking to the President of the Wildlife Club and having someone run dogs, but that individual would need to have a set schedule on when the dogs would be run.
- iii. Mrs. Harvey also addressed the Entry Signs and the front flower beds. She stated that the entry is the first impression to Hilltop. She stated that the signs do look better and are better than the ones that were there, but that they are too small, and that they don't have the Hilltop Logo on them. She would like the Board to consider replacing those signs with a bigger sign and with the Hilltop Lakes Logo and taking the smaller ones and putting them at the campgrounds. She also stated that she is thankful for the POA and the volunteers that purchased the flowers and planted them but that the flowerbeds are not being maintained. She asked if we couldn't have maintenance maintain the just the front flower beds.
 1. President Escoto asked Romy Casto the Operations Manager if he could answer that question.
 2. Romay Casto answered that yes, they could maintain the front flower beds.
- iv. Mrs. Harvey also addressed Security, stating that although she was thankful to hear that we had a proposal for security and security being provided, it did not address the issues that we are having at the lake. She stated that the hours that they are working are not during the hours of the day that people arrive with their boats.
 1. President Escoto answered that it is a work in progress, and that they just started last week and that we still need to work the kinks out.
 2. Mrs. Harvey stated that we have stickers on everything out here but our butts and suggested maybe having stickers on vehicles again, that we had them once before.

3. President Raymond Escoto answered that that is something that the Board could discuss.

b. Joyce Perkins –

- i. Mrs. Perkins stated that she loves going to the Welcome Center and seeing a smiling face. But she stated that she is not a fan of closing at lunch. She said that that is probably one of the busiest times for people to come in and do some stuff, because you wait till about 11 or so to get your mail and you chit chat there and then maybe go to the Welcome Center. She stated that she is not in favor of closing the Welcome Center for an hour just because we can't figure out a schedule.
- ii. She also announced that Troop Over the Hill is doing a show Next September 12th, 13th & 14th. They have not put out the fliers yet, but they are going to implement a new way to purchase the tickets. You will be able to purchase your tickets online. The Tickets will be \$15.00 with no service fee.

c. Randy Patro –

- i. Mr. Patro read off a post that was posted by the Welcome Center regarding the apology for the pool being closed for a couple of hours due to a rental and that moving forward the pool will no longer be closed for private parties.
- ii. Mr. Patro asked Ruby Butler how many complaints she received for the private party. Mrs. Butler asked Mr. Patro if he was asking on Facebook or personally. Mr. Patro stated, "just in general, 1-10?" Mrs. Butler answered yes. Mr. Patro asked how many on Facebook, Mrs. Butler answered she could not recall how many exactly but that there were several.
- iii. Mr. Patro then moved to address the golf course and the deed restrictions. He stated that under item 10 on almost all deed restriction sections that if you're going to bring guest that the lot/property owner must accompany Their guest. He also stated that there is one set of standards for the swimming pool for the list of complaints, but you have a whole entire golf community upset about people that are coming in that are not property owners or with property owners and they just use somebody's name. He asked if there was something that we could do.
 1. Treasure Tiffani McKinney asked if she was understanding clearly, "your children come to town and they want to play golf, but you are out of town and you can't go play with them. So, you don't want them to be able to go play while staying at your house when your out of town?" Mr. Patro answered that that did happen.
 2. Treasure Tiffani McKinney asked if at some point we could have a Golf Town Hall meeting. So that the golf community could all come and talk about the issues.

3. More was discussed on this issue, please see video meeting on the POA Facebook page and on Hilltop Lakes website for more information.

d. Randy Schiamara –

- i. Mr. Schiamara thanked the Board for serving.
- ii. Mr. Schiamara said that the Wildlife Club does not have access to the surrounding properties around Hilltop Lakes. He stated that Mr. Franks does have access to the surrounding properties to run the hogs out of Hilltop Lakes and that it would be beneficial to bring him back. He stated that all we were paying him to run the dogs was \$500/month for his dog food. He said that when we were paying \$500/month we did not have hog problems. Now that he is gone, we have hogs tearing everything up. He said that they have not hit the golf course yet but that they did see 14 hogs on number 14 the other day.

1. President Escoto stated that hopefully the Board can come up with a solution by next week.

e. Michelle Hozman –

- i. Ms. Hozman stated that she moved here 5 years ago on Tailride and was told 2 years later that they were going to work on their road in 25'. This is 25' and they are still waiting. She understands there is a list that developed on roads that were in serious need of repairs.

1. President Escoto stated that Romy Casto has that list and will be starting on the repairs of the road as stated earlier in the meeting.

f. Ellen Ellis– Patio Dr. fence

- i. Mrs. Ellis stated that she lives on Patio Dr. right next to Brian Ware and that he had stolen from her, put blankets on her cameras and had caused her a lot of grief. She stated that he got arrested and is in prison right now. She stated that he is scheduled to get be released, she built a fence between the two properties. She was told that she was not allowed to have a fence there because it was not within the guidelines. She said that what she planned to do is to put a rod iron fence up all the way around her property so that he can't come onto her property anymore. She stated that she had taken pictures of other properties with fences, and that there is one right next to the HOA. She said she is worried that he is going to be released and be dealing with the same issues as before.

1. President Escoto stated that Mrs. Ellis will need to contact the ACC. Mrs. Ellis stated that she did and they advised her to come to the meeting.

2. Mr. Patro spoke and stated that she approached the Chair, and they do understand the situation and that what they asked her do was to come back with a permit application for the permit process. He also stated that for the section she is

in she is not allowed to have the wood fence. It needs to be black rod iron, chain and not to exceed 4' foot in height.

3. President Escoto asked if she had filled out the ACC application for a permit, she stated that she had not. President Escoto stated that she needed to do that and that right now they are at a moot point until that is done.

g. Becky Lundell –

- i. Mrs. Lundell commended the Board because they have a very hard job.
- ii. She addressed the takeback lots, she asked when the board decided that we had to take back lots. She had gotten the list of lots for sale from the Welcome Center, and there were approximately sixty something lots not including the thirty-something that are being used for the membership lots. Making that possibly ninety plus lots that we pay taxes on yearly. On the lot sale list there were 5 in 21', 8 in 22', 20 in 23', 11 in 24' and 20 in 25' that were received back. She stated that they do not really know how many lots are being sold. If the POA is selling them the POs are not getting told how many lots are being sold or what the turnover is. She asked if the prices on the list are just what the county has appraised at or do we add to the amount. Treasure Tiffani McKinney answered that they are listed just as the county has them appraised at. Mrs. Becky suggested that we have a limit on how much we take back, she knows that people give them back for different reasons but that we do not have to take them back.


XIII. Approval of Takeback Lots –

- a. Tabled for this meeting.

XIV. Announcements –

- a. Kenny Ray – Announced that due to complaints and arguments on Facebook he would like to let everyone know that every year in August on every Thursday night they do a deer count, that allows them to get their tags from the Texas Parks and Wildlife. They did a count last Thursday and they will be doing another one tonight. They will be in a Jeep with a lightbar and spotlight driving down the road. They are going to do their very best not to shine into anyone's windows or houses, they just wanted to remind everyone so that they don't think they are someone trying to steal anything or shoot deer, they are strictly doing a deer count.
- b. Security introduced themselves and gave a little background on themselves.

XV. Adjourn – Motion to adjourn made by Biff Adam, seconded by Kyle Beale, unanimously approved at 8:10pm.


Prepared by: Ruby Butler

8-26-25
Date


Approved by: Raymond Escoto, President

8-26-2025
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.