

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

June 26, 2025

COMMUNITY CENTER

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

Minutes

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

- I. The meeting was called to order at approximately 6:18pm by President Raymond Escoto.
- II. The Invocation & Pledges were led by Swen Crone.
- III. President Escoto asked for approval of the June 26th, 2025, Agenda. A
– Motion was made to approve the agenda with amendments by Tiffani McKinney and seconded by Bill Williamson, unanimously approved.
- IV. Approval of June 12th, 2025, Minutes with corrections made by Kyle Beal, seconded by Farrell Butler, unanimously approved.
- V. Recap of Closed Session – June 26th, 2025 – Discussion and potential action
 - a. Property Owner Matters – Discussed Property Owner fence issue
 - b. Potential Contracts – Discussed Horse Stable Roof Replacement
 - c. Personnel – Discussed Personnel issues
 - d. Legal – Discussed legal matters and agreed to change the deed restrictions back to their previous format. This discussion will be brought to a vote in the next open meeting before any official changes are implemented.
 - e. Other –
 - i. Discussed the Camp Host situation, also discussed future plans for the Camp Host roles and strategies to get the campgrounds cleaned up.
 - ii. Discussed that there will be no regular Board meeting in July, as several board members will be on vacation. There will be two meetings in August: the first meeting on August 14, 2025, and the second meeting on August 21, 2025.
- VI. Recap of Decisions Taken Since Last Meeting (if any) –
 - a. Ice Machine Purchase –

- i. Purchased new ice machine for Golf Course
- ii. Unit has not been replaced since 2009

VII. Operational Report – Special Meeting none to discuss

VIII. Committee Reports –Special Meeting non to discuss

I. Members to be Heard – June 26, 2025, Agenda Topics-

- a. Beck Lundell – addressed the Board, advocating for greater transparency. She expressed that property owners deserve to know more about discussions held in closed sessions, particularly to understand the thoughts and opinions of the directors. Lundell also urged the Board to prioritize “Needs versus Wants” when allocating funds, especially considering the two large Employee Retention Credit (REC) checks recently received. She emphasized that these funds should be directed towards essential infrastructure, such as repairing and maintaining Hilltop’s roads, among other critical needs.
- b. Hank Dembosky – stated that last year work was done on the Lakes with hydrilla and weed mitigation. He asked if additional treatments are going to happen this year. He said Lake Tonkawa has signs of weeds and vegetation. Doug Johnson responded that they are starting vegetation treatment on June 27th.
- c. Thomas Martin – a 25-year-old property owner who has resided in Hilltop Lakes for a year and a half, voiced his concerns, stating, “Everyone wants young people to come live here, but it seems like some people are pushing you people out of Hilltop Lakes.” He shared a need to “vent” about a recent dispute over a long existing fence and its proximity to his property line. Martin noted that the Architectural Control Committee (ACC) had approved for him to keep his fence, and he has since removed chickens from his property, which were also part of the contention with his bordering neighbor. He sought assurance that he wouldn’t face future disputes over other matters. President Escoto responded that while there’s no way to guarantee he wouldn’t be bothered again, the fence issue itself should now be settled as Martin was permitted to keep the fence given its long-standing presence prior to his ownership.

IX. Old Business – None to Discuss

X. New Business – Discussion & Potential Action

- a. Horse Stable roof/repair replacement
 - i. The board reviewed proposals for a new roof coating at the stables. After individual verbal recommendations from each board member, the majority voiced support for the bid from Bill Riley.
 - ii. Doug Johnson was in favor of Grandchamp Roofing

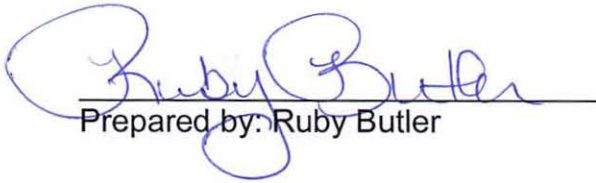
- iii. Motion to approve Bill Riley as the Contract for repair and coating of the Horse Stable Roof was made by Bill Williamson, seconded by Kyle Beal, unanimously approved.
- b. Lighting update at Stables –
 - i. Treasurer Tiffani McKinney also informed the Board about the need to improve the lighting at the Stables. The runway area requires replacement or updating of its current lighting. While the tack area currently has no lighting at all. The proposed cost for LED lighting on the runway is \$1600, and light for the tack area would be \$290. Tiffani McKinney motioned to have Mark Wacasey perform this work, seconded by Bill Williamson, unanimously approved.

XI. Members to be Heard –

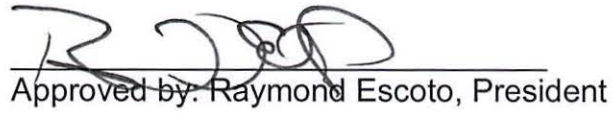
- a. Kenny Ray – Speaking on behalf of Grandchamp Roofing, challenged the Board's decision regarding the stable roof refurbishment, questioning why their bid was not accepted over Bill Riley's. Ray stated, "Why did you choose Bill Riley over Grandchamp Roofing?" Bill Riley's not certified. Grandchamp Roofing is certified. The same thing is going to happen as it did before, implying the repair wouldn't last. He emphasized the necessity of proper steps, including stripping the old coating, for a lasting refurbishment. Ray asserted that Grandchamp Roofing is a GAF certified roofer, one of only five in Texas, and highlighted their insurance status. Treasurer Tiffani McKinney confirmed that Bill Riley is also insured and offered an 8-year warranty on his bid. When Ray inquired about the accepted bid amount Tiffani McKinney stated that it was an unplanned and unbudgeted repair, and Riley's bid was \$19,000 cheaper than Grandchamp's. She also stated that the Board was not required to disclose bid amounts. Ray countered, "You're going to get a \$19,000 less [good] job," predicting Riley's work wouldn't last 8 years. President Raymond Escoto then disclosed Bill Riley's bid was \$7,200, to which Ray responded, "\$7,200? I'll be expecting your call."

XII. Announcements – President Raymod Escoto took a moment to apologize for inadvertently offending an individual on social media concerning the manner in which the previous meeting adjourned.

XIII. Adjourn – Motion to adjourn made by Doug Johnson, seconded by Kyle Beale, unanimously approved at 6:45pm.


Prepared by: Ruby Butler

8-15-2025
Date


Approved by: Raymond Escoto, President

8/15/2025
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.