

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

May 10th, 2025

COMMUNITY CENTER

OPEN SESSION @ APPROX. 11:00 A.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

- I. The meeting was called to order at approximately 11:12 pm by President Raymond Escoto.
- II. The Invocation & Pledges were led by Bill Williamson.
- III. President Escoto asked for approval of the May 10th, 2025, Agenda. A Motion was made by Doug Johnson and seconded by Bill Williamson, unanimously approved.
- IV. Approval of April 10th, 2025, Minutes made by Doug Johnson, seconded by Farrell Butler, unanimously approved.
- V. Recap of Closed Session – May 10th, 2025 – Discussion and potential action
 - a. Contract bids for Hotel – Tabled – More information need from one of the bidders. Information available for Thursday's meeting.
 - b. Legal – none to discuss
 - c. Personnel – Hiring of new ACC Liaison, her focus will be to do ACC work and working parallel with Mr. Patro and the ACC committee.
 - d. Property Owner Matters – Met with one property owner discussed issues. The POA board will have a resolution later this week for their concerns.
- VI. Recap of Decisions Taken Since Last Meeting (if any) –
 - a. Decision was made on the sprinkler system at the lodge. The company came out to inspect the fire extinguishers around Hilltop and the Lodge. When they did that, they found that almost all the sprinkler heads were not working and outdated. Someone came out in 2022 and yellow flagged the Lodge for being out of compliance. No repairs or replacements have been done to the lodge sprinkler system since 2022. Approval was made via text to replace the sprinkler system in the Lodge.
- VII. Old Business

- a. Hotel – There are three bids for the hotel remodel. One bid did not have a list of materials that will be used, so it was requested that the bidder provide that by Monday. Tabled until Thursday May 15, 2025, meeting. Description of what will be done is painting of the outside, replacing rotted wood, replacement of gutters, windows, ADA compliance of ramps from the parking lot and replacement of catwalk and rails.
- b. Dog Control – Raymond Escoto and Don Ritchey spoke with Zillah Gomez who is over the dog kennels to clarify things that were misunderstood. The decision was made to up her funds for pay and supplies. The guidelines were discussed, and a decision was made to stick with the original guidelines that are currently in place. Motion to approve the dog control guidelines was made by Tiffani McKinney, seconded by Bill Williamson, unanimously approved.
- c. Hotel/Villa Reservation Policy update – Suggestion made by Tiffani McKinney to change the pricing for reservations, having a tiered amount for reservation prices, one that includes amenity privileges, and one that does not. Motion to update Reservation Policy made by Doug Johnson, seconded by Kyle Beal, unanimously approved.

VIII. New Business

- a. Speed Bump Removal –Kyle Beale suggested to remove the speed bumps and put up more speed limit signs as well as children at play signs that are both on breakaway posts to adhere to TX DOT regulations for road signs. Motion to remove speed bumps made by Doug Johnson, seconded by Tiffani McKinney, unanimously approved.
- b. Magnolia Room – Proposal was submitted to turn the Magnolia Room into a convience store/business to get personal items. It was discussed in the closed session. Motion to deny Magnolia Room proposal was made by Tiffani McKinney, seconded by Doug Johnson, unanimously approved.
- c. Lodge Sprinkler System – update given during the Recap of Decisions Taken Since Last Meeting.

IX. Announcements

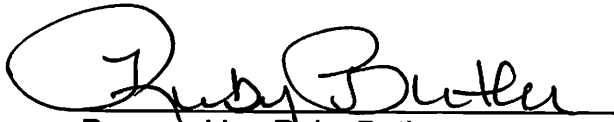
- a. Made by Raymond Escoto -- Regular Meeting moved to May 15, 2025, in the Community Center. Closed Session at 5pm and Open Session at approximately 6pm.
- b. Made by Raymond Escoto -- Pool Opening – May 17, 2025, it was moved up a week from the original open date. Personnel has been hired Ruby Butler gave an update that the pool and Teen Center would be opened later. Instead of closing at 8pm it will now close at 9pm.
- c. Golf Course Irrigation Update – made by Tiffani McKinney – had one last conference call with Texas Capital to finalize everything related to the financing of the Golf Course Irrigation System. One thing that was not expected was that in the beginning it was asked if the loan could be paid off early without penalties if in the position to do so. It was learned that yes, we would be able to pay the loan off early if able to without penalties.

Funding will be made on the 15th of May; supplies will be delivered on the 19th of May for them to begin replacing the irrigation system. They will replace only one hole at time so the golf course will still be open for play.

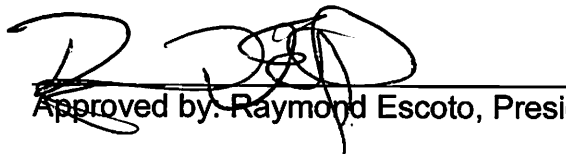
X. Members to be Heard -

- a. Joyce Perkins – her biggest question was about the restaurant and why do we not have it open. Raymond told her that we are waiting on two more bids. She wanted to give a 20-year aspect that there have been 13 different managers and at least 10 of those were POA ran and has never been a revenue stream, and anybody here that thinks it's been a revenue stream is wacko. It has never been a revenue stream. The restaurant is not just to make food, but it is a meeting place. Raymond Escoto answered her question, he stated that he knows it's not a revenue stream, we are not looking to make a profit from a restaurant, what we want to have in there is somebody that we can depend on. We do not want to go through the mess we went through last year. That is why when we say we are waiting on bids, because we need to find the right people that are consistent that can provide what we want. Joyce Perkins gave an announcement on Troupes Over the Hill regarding the Wizard of Oz sign up for the play.
- b. Eric with the T38 Club – announcement of the fire department asking the T38 club to do a fly around to do some road checks and offered if anyone wants to ride in the airplanes are welcome too. Mr. Eric stated that they do still have a few issues, one being the sticker problem, and that they know it is a 3-year progress, they have asked for a vacuum trailer that the church purchased for them since they use their facility for meetings. The T38 club would like to do the vacuuming as soon as possible. They discussed earlier in the about the preemergent spray that needs to be done twice a year and was supposed to be done by the end of May. Raymond Escoto said they would get with Randy to see if there is a schedule in place.
- c. Randy Schamara – asked about the lot being used for golf memberships. And asked for clarification on some rumors that were flying around about free golf carts, free guest and free trail fees as well as people who are not members coming in to play golf. Tiffani McKinney gave a detailed description of what the membership lots offer, and that the lots get deeded to the person and then gets deeded back after a year.
- d. Trish Knight made an announcement about the Kickapoo Clubs Grand opening for that night.

XI. Adjourn – Motion to adjourn made by Doug Johnson, seconded by Bill Williamson


Prepared by: Ruby Butler

June 17, 2025
Date


Approved by: Raymond Escoto, President

6-17-2025
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.