

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

February 13, 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, Bill Williamson

Absent: Dennis Freerksen

- I. Called to order at approximately 6:04 PM – by President Raymond Escoto
- II. Invocation & Pledges led by Swen Crone, respectively
- III. Approval of February 13, 2025, Agenda / Motion to amend the agenda by Treasure Tiffani McKinney, to change approval of January 11, 2025, minutes to item VI. Motion to amend and approve the agenda by Kyle Beale, 2nd by Farrell Butler, unanimously approved.
- IV. Recap of Closed Session – February 13, 2025 – Discussion Only – PO matter that are being addressed, Employee matters that are being discussed, Potential Contracts matter, North Texas Pyrotechnics contract was approved and signed. Immense Impact, LLC website design was approved. Legal issues with Yellow Rose Scratch Kitchen, were issued a 10-day eviction notice.
- V. Recap of Decisions Taken Since Last Meeting (if any) – None Taken
- VI. Approval of January 11, 2025, Regular Board of Directors Meeting Minutes – Motion made by Kyle Beal, 2nd by Bill Williamson, unanimously approved.
- 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. Explained Balance Sheet in detail. Thanked the Finance Committee and the volunteers Jim Hawthorn, Dene Huttel & Ruth Himes for assisting the board with the decisions they make related to finance. Discussed options that would help benefit the POA – Golf Memberships using non buildable lots that are annual for \$1500/yr. that would cover the maintenance fees and a years' worth of taxes for that property along with the fees related to filing the 1-year deed at the courthouse, with the option to renew each year. Corporate Golf Memberships for the non-buildable lots in the golf course sections that would allow them to bring up to 6 employees from the corporation, at

\$6000/yr. which would cover the maintenance fees and a year's worth of taxes for that property. Profits from the Corporate Memberships would go towards the irrigation system needed for the golf course. Also Discussed using the POA ad in the Aggie program book as a marketing tool to advertise Golf Get-Aways and the Golf Memberships. Discussed the importance of the Hotel and revenue coming in involving the Hotel, suggested dropping the rates until renovations can be made, then raising the rates back up once the Hotel is in better marketing/staying condition.

- b. Maintenance Report/ Keith Cooper / Gave an update on building maintenance and doing updates.
- c. Golf Course Maintenance / President Raymond Escoto for Bryan Pace / Gave an update on the irrigation and possibly going with Rain Bird Irrigation to finance the irrigation system for the golf course.
- d. Business Office Report / Ruby Butler / Gave an update on the environment within the office, along with the changes within the office.
- e. Grounds update / President Raymond Escoto / Gave update on Sticker Burr situation in the airport & church areas and other areas in HTL. Ordering of 2 Sticker Burr vacuum removal equipment was approved.
- f. Dog Kennel update / President Raymond Escoto / Gave update on the dog kennel.

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.
- c. Beautification Committee / Discussion Only / Farrell Butler – provided beautification report, Texas A&M Master Gardener of Leon County will be designing HTL front entrance to make the signs POP as well as getting the Committee in contact with vendors that have mature plants. Discussed stump removal at Main Front Entrance. Discussed possibly adjusting south entrance (ranchettes) fence to widen entrance for future traffic that will be coming through for the solar plant that will be using the entrance.
- d. Maintenance Committee / Discussion Only / Committee is still being formed
- e. Lakes & Dam Committee / Mike McMullen / provided Lakes & Dam report.

IX. New HTL Insurance Agent Introduction / Donna Haran / introduced herself and gave a brief statement on our liability insurance. Asked if there were any questions, none were asked.

X. Members to be heard – February 13, 2025, Agenda Topics

- a. Mike McMullen – Asked about the status of the lawsuit. President Raymond Escoto responded with they are currently in talks with the attorney about the lawsuit and which direction to go, attorney is going to get in touch with the Kline group to try and come to a decision and will update when more information is available. Mike McMullen stated that there was a motion for

judgement that was filed and asked if that was still going forward. President Raymond Escoto responded with as of right now yes. Mike McMullen stated the reason he asked was because he was trying to find out the status of the District Clerk and she gave him the impression that it had stalled. President Raymond Escoto responded with that yes, it is stalled, that is what they got from the POA lawyers. And that they had a meeting with the lawyers 2 weeks ago to go to see what steps to take next. Kyle Beale stated that there were motions filed on both sides, but no hearing was set on those motions, so there are no impending days for the motions to be heard and no trial set. The attorneys are trying to figure out a way to get a resolution with the case.

XI. Old Business

- a. Restaurant Update / President Raymond Escoto / Yellow Rose Scratch Kitchen was issued a 10-day eviction notice.
- b. Resignations / Postal Office / Discussion Only / President Raymond Escoto / Stephanie Maddox has resigned as Supervisor of the Postal Office, Heather Weaver has taken that position.
- c. Employee Retention Credit / Discussion Only / Treasure Tiffani McKinney / Gave update for the ERC, application was filed, still waiting to receive check from ERC. ERC stopped issuing payments for awhile but are now starting to issue checks. No other updates are known currently.
- d. Security / Discussion Only / President Raymond Escoto / Discussed receiving security bids from different companies as well as having an appointment with the Normangee Police Dept. to discuss a bid/possible contract with their department.

XII. New Business

- a. New HTL Insurance3 Agent Introduction / moved to item IX
- b. Update to Bank Accounts / Discussion & Potential Action / Treasurer Tiffani McKinney / made a motion to change bank signature cards with the old board executives signatures to be updated to add the new board executives President Raymond Escoto, Vice President Don Ritchey, Secretary Doug Johnson, Treasure Tiffani McKinney for all bank accounts at all institutions as well as updating all bank accounts that are not interest bearing accounts to interest bearing accounts at all institutions, 2nd by Biff Adam, unanimously approved.
- c. Board Approval / Takeback lots / Discussion & Potential Action / President Raymond Escoto / Treasure Tiffani McKinney suggested that since the Santiago has title issues and needs to go to a title company. The Board denied the takeback of this lot. Motion made by Bill Williamson, 2nd by Secretary Doug Johnson, unanimously approved. Motion to approve all other lots on the list made by Treasurer Tiffani McKinney, 2nd by Biff Adam, unanimously approved.

XIII. Members to be heard – Other Topics

- a. Lisa Harvy – lawsuit was already covered. Asked about Lake security. Said that there are already many boats without proper HTL stickers and that

previously there was about \$35,000 spent on treating the vegetation in the lakes. She has concerns about spending all that money and seeing unauthorized boats in the lake, when the weather was nice there were 3 boats in the lake fishing without HTL stickers. She would like to know how the Property Owners' (PO's) can address this issue. She stated that the PO's pay for these amenities and other people are coming in and using them and bringing in unwanted vegetation that the PO's must pay for to control. Had a suggestion for cameras or even a lift bar that uses a code to be able to launch your boat into the water. President Raymond Escoto suggests being that neighbor that goes to the unauthorized individual and address them. Lisa Harvey stated that she was not comfortable with confronting unknown individuals. President Raymond Escoto stated that it could be a property owner that just refuses to pay for a sticker for their boat and stated that until we can get security it is a situation that will be hard to deal with.

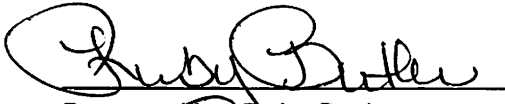
b. Keith Cooper – left before members to be heard.

XIV. Announcements

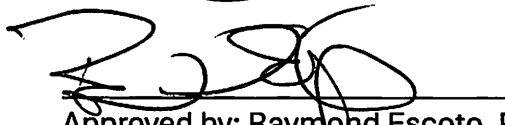
a. Doug Johnson – said that he could be contacted if there were any unauthorized boat users on the lake.

b. Appointment of 2 new ACC members – Rubin Escalante & Scott Rathburn

XV. Adjourn: Adjourned at 7:07 PM


Prepared by: Ruby Butler

3-7-2025
Date


Approved by: Raymond Escoto, President

3-7-2025
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.