

**PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.**  
**SPECIAL BOARD OF DIRECTORS' MEETING**  
*March 4<sup>th</sup>, 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 Kyle Beale, Farrell Butler,  
Bill Williamson  
Absent: Dennis Freerksen, Biff Adam

- I. Called to order at approximately 6:07 PM – by President Raymond Escoto
- II. Invocation & Pledges led by Swen Crone, respectively
- III. Approval of March 4<sup>th</sup>, 2025, Agenda / Motion to approve the agenda by Bill Williamson, 2<sup>nd</sup> by Doug Johnson, unanimously approved.
- IV. Approval of February 13<sup>th</sup>, 2025, Regular Board of Directors Meeting Minutes – Motion made by Farrell Butler, 2<sup>nd</sup> by Tiffani McKinney, unanimously approved
- V. Recap of Closed Session – March 4<sup>th</sup>, 2025 – Discussion Only – Property Owner (PO/PO's) matters that are being addressed, Legal matters that are being discussed, Potential Contracts
- VI. Recap of Decisions Taken Since Last Meeting (if any) – None Taken
- VII. New Business
  - a. Reopening of Kickapoo Club – Discussion & Potential Action motion made by Tiffani McKinney to reopen the Kickapoo once all licenses have been obtained 2<sup>nd</sup> by Don Ritchey, unanimously approved
  - b. Rental of Lodge Office Space – Discussion & Potential Action - none take currently. The item has been tabled until the next scheduled Board Meeting.
  - c. Golf Course - Discussion & Potential Action

- i. Irrigation- Tiffani McKinney presented to the board four system options for their consideration. Motion made by Don Ritchey to go with Rainbird Irrigation System 2<sup>nd</sup> by Doug Johnson, after discussion the board unanimously approved.
- ii. Irrigation Financing – Tiffani McKinney offered the board three financing options. One required a down payment, one for seven years and one for 10 years. Motion made by Kyle Beale to finance the irrigation system with Rainbird for 7 years. 2<sup>nd</sup> by Tiffani McKinney, after discussion, the board unanimously approved.
- iii. Golf Memberships – The board reviewed options for golf memberships as a revenue stream to assist in financing the irrigation system. A motion was made by Doug Johnson to approve the Golf Memberships 2<sup>nd</sup> by Farrell Butler, unanimously approved by the board.

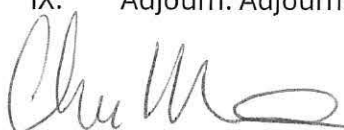
d. Hotel Renovations - Discussion & Potential Action- There was no action taken- waiting on 2 more bids

VIII. Announcements

Next Board Meeting is March 15<sup>th</sup> @ 10am

Wildlife meeting March 15<sup>th</sup> @ 1pm

IX. Adjourn: Adjourned at 7:04 PM

  
Prepared by: Chelsea Watson

3-18-25  
Date

  
Approved by: Raymond Escoto, President

3-18-2025  
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.