

PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.
REGULAR BOARD OF DIRECTORS' MEETING
August 14, 2025
Community Center
CLOSED SESSION @ 4:00 P.M. AND OPEN SESSION @ APPROX. 6:00 P.M.

AGENDA

- I. Call to Order – Directly into Executive Session (Closed) – The board will convene in Executive Session as authorized under Section 200.0051, Open Board Meeting, Subsection (C) to discuss:
 - a. Confidential Property Owner Matters
 - b. Potential Contracts
 - c. Personnel
 - d. Legal
 - e. Other
- II. Reconvene to Open Session (approximately 6 p.m.)
- III. Invocation & Pledges
- IV. Approval of Agenda
- V. Approval of Minutes of June 26, 2025, Special Meeting
- VI. Recap Closed Sessions – August 14, 2025 – Discussion Only
- VII. Recap of Decisions Taken Since Last Meeting (if any) – Discussion Only
- VIII. Operational Report – Financial & Operational Highlights
 - a. Financial Report
 - b. Maintenance Report
 - c. Building Maintenance Report
 - d. Golf Course Maintenance Report
 - e. Pro Shop Report
 - f. Business Office Report
- IX. Committee Reports – Discussion Only
 - a. Architectural Control Committee
 - b. Activities Committee
 - c. Beautification Committee
 - d. Lakes Committee
 - e. HELA Committee
- X. Members to be Heard – August 14, 2025, Agenda Topics
- XI. Old Business – Discussion & Potential Action
 - a. Kline vs. POA lawsuit
 - i. Reinstate Deed Restrictions that were changed by previous board members
 - b. Update on bids from Kyle Beal for Airstrip Proposal
 - c. Security Update
 - d. Hotel Renovation update

- XII. New Business – Discussion & Potential Action
 - a. Beer & Wine permit at the Pro Shop proposal
 - b. Transfer Fee Proposal for lot purchased through the POA
 - c. Tractor/Batwing Mower Proposal
 - i. Sell the current tractor to Mr. King and use the money for a new tractor that will support the Batwing Mower that Maintenance currently has. The current tractor will not support the Batwing.
- XIII. Members to be Heard – Other Topics
- XIV. Board Approval – Takeback Lots
- XV. Announcements
- XVI. Adjourn

NOTES:

- 1) Open Session recorded and uploaded to the members' only area of the website the following business day.
- 2) Video recording/Livestreaming of the meeting will be permitted, approved by the Board of Directors.
- 3) Committee Reports attached to financial report handouts.