

PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.
REGULAR BOARD OF DIRECTORS' MEETING
August 21, 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 August 14, 2025, Regular Meeting
- VI. Recap Closed Sessions – August 21, 2025 – Discussion Only
- VII. Recap of Decisions Taken Since Last Meeting (if any) – Discussion Only
- VIII. Operational Report – Financial & Operational Highlights
 - a. Financial Report
 - i. Budget Process for 2026 Budget
 - ii. Update to Financial Procedures – Discussion & Potential Action
 - iii. Budget Workshop
 - b. Maintenance Report
 - c. Building Maintenance Report
 - d. Golf Course Maintenance Report
 - e. Pro Shop Report
 - f. Business Office Report
 - g. Post Office Report
- IX. Committee Reports – Discussion Only
 - a. Architectural Control Committee
 - b. Activities Committee
 - c. Beautification Committee – None to Discuss
 - d. Lakes Committee – None to Discuss
 - e. HELA Committee – None to Discuss
 - f. Election Committee
- X. Members to be Heard – August 21, 2025, Agenda Topics
- XI. Old Business
 - a. Update Beer & Wine permit at the Pro Shop – Discussion & Potential Action
 - b. Takeback lots Update – Discussion & Potential Action
 - c. Wildlife Proposal – Discussion & Potential Action
 - d. Hotel Renovation Update

- e. Set meeting date for Water Aquifer Town Hall Meeting
- XII. New Business – Discussion & Potential Action
 - a. Set meeting date for Golf Course Town Hall Meeting
 - b. Resignation of Board Member
 - c. Hotel/Campground Reservation System – Discussion & Potential Action
 - d. Property Owners Association Management Platform – Discussion & Potential Action
- 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.