

**PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
*December 13, 2025*  
*Tonkawa Room*  
**CLOSED SESSION @ 1:00 P.M. AND OPEN SESSION @ APPROX. 2:00 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. Welcome Special Guest
- VI. Approval of Minutes of November 13, 2025, Regular
- VII. Recap Closed Sessions – Dec 13, 2025 – Discussion Only
- VIII. Recap of Decisions Taken Since Last Meeting (if any) – Discussion Only
- IX. Financial Report
  - a. November Financials
  - b. 2026 Budget
- X. Operational Report –
  - a. Pro Shop Report
  - b. Golf Course Maintenance Report
  - c. Post Office Report
  - d. Building & Landscaping Report
  - e. Road & Service Dept. Report
  - f. Business Office & Housekeeping Report
- XI. Committee Reports – Discussion Only
  - a. Architectural Control Committee
  - b. Activities Committee
  - c. Lakes Committee
  - d. HLEA Committee
  - e. Election Committee
  - f. Dog Kennel
- XII. Members to be Heard – December 13, 2025, Agenda Topics

**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.

- XIII. Old Business – Discussion & Potential Action
  - a. Hilltop Lakes Disc Golf Course Redevelopment Proposal
    - i. Board Discussion
    - ii. Members to be heard
    - iii. Vote
  - b. Golf Course Trail Fee
    - i. Board Discussion
    - ii. Members to be heard
    - iii. Vote
  - c. POA 2026 Calendar
    - i. Board Discussion
    - ii. Members to be heard
    - iii. Vote
- XIV. New Business – Discussion & Potential Action
  - a. 2026 Operational Budget Approval
    - i. Board Discussion
    - ii. Members to be heard
    - iii. Vote
  - b. 2026 Structure Fee Approval
    - i. Board Discussion
    - ii. Members to be heard
    - iii. Vote
  - c. Seating of Three (3) New Board Members – Action
  - d. Election of 2025-2026 Officers – Discussion & Action
  - e. Set the 2026 Regular Board of Directors' Board Meeting Schedule – Discussion & Action
    - i. Board Discussion
    - ii. Members to be heard
    - iii. Vote
  - f. Set the 2026 Holiday Schedule – Discussion & Action
- XV. Members to be Heard – Other Topics
- XVI. Board Approval – Sale of Takeback Lots (if any)  
Announcements
- XVII. Adjourn

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