

PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.
REGULAR BOARD OF DIRECTORS' MEETING
January 19, 2026
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. Call to Order – Open Session (approximately 6:00 p.m.)
- III. Invocation & Pledges
- IV. Approval of Agenda
- V. Introduction of Guest(s)
- VI. Approval of December 18, 2025, Regular Board Meeting Minutes
- VII. Recap of Closed Session – January 19, 2026
- VIII. Recap of Decisions Taken Since Last Meeting (if any) – Discussion Only
- IX. Financial Report
 - a. December Financials
 - b. Upcoming Contract Renewals
 - i. Septic Services
 - ii. Golf Cart Lease
 - iii. Fire Protection Inspections
- X. Operational Reports
 - a. Pro Shop Report
 - b. Golf Course Maintenance Report
 - c. Post Office Report
 - d. Building & Landscaping Report
 - e. Roads & Service Maintenance Report
 - f. Business Office 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 – January 19, 2026, Agenda Topics
- XIII. Old Business – Discussion & Potential Action
 - a. Update to the Use of Facilities Policy and Contract
- XIV. New Business – Discussion & Potential Action
 - a. Property Owners Agreement
 - b. Facilities Fee Structure
 - c. Sell Lot(s) for Emergency Services Tower
 - d. Sponsorship Packets
- XV. Members to be Heard – Other Topics
- XVI. Board Approval – Sale of Takeback Lots (if any)
- XVII. Announcements

XVIII. 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.