

PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.
REGULAR BOARD OF DIRECTORS' MEETING
July 20th, 2026
Community Center
CLOSED SESSION @ 4:00 P.M. AND OPEN SESSION @ APPROX. 6:00 P.M.

MINUTES

Present: Vice President Sadie Kline, Treasurer Tony Hatcher, Secretary Raymond Escoto and directors Doug Johnson, Colleen Majoue, Farrell Butler and Sylvia Guzman

- 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.) - 6:00 p.m. Meeting called to order by Vice President Sadie Kline.
- III. Invocation & Pledges - Invocation & Pledges given by Colleen Majoue
- IV. Approval of Agenda – Colleen Majoue made a motion to approve the July 20th, 2026, Regular meeting agenda. Raymond Escoto seconded. The motion was unanimously approved.
- V. Approval of June 15th, 2026, Special Board Meeting Minutes, June 22nd, 2026, Regular Board Meeting Minutes and July 1st, 2026, Special Meeting Minutes
 - June 15th, 2026, Special Board Meeting Minutes – Colleen Majoue made a motion to approve June 15th, 2026, Special Board Meeting Minutes. Raymond Escoto seconded the motion. The motion was unanimously approved.
 - June 22nd, 2026, Regular Board Meeting Minutes - Raymond Escoto made a motion to approve the June 22nd, 2026, Regular Board Meeting Minutes. Colleen Majoue seconded the motion. The motion was unanimously approved.
 - July 1st, 2026, Special Meeting Minutes - Colleen Majoue made a motion to approve July 1st, 2026, Special Meeting Minutes. Raymond Escoto seconded the motion. The motion was unanimously approved.
- VI. Recap of Closed Session – July 20th, 2026 - Vice President Sadie Kline reported that, during the closed session, several property owners addressed the Board. A future elected judge also spoke in their capacity as a community member.
- VII. Recap of Decisions Taken Since Last Meeting (if any) – Discussion Only – Vice President Sadie Kline reported that no decisions have been made since the last meeting.
- VIII. Financial Report
 - a. June Financials - Secretary Tony Hatcher reported that financial information was not yet available due to his recent transition into the Treasurer role. He anticipates having the information available within the next week.
- IX. Operational Reports
 - a. Pro Shop Report - Secretary Raymond Escoto reported that operations at the Pro Shop are going well. A more detailed update will be provided at next month's meeting.
 - b. Golf Course Maintenance Report – No report given.

- c. Post Office Report - Vice President Sadie Kline reported that 5,200 incoming packages and 134 outgoing packages were processed in June. Incoming flat mail totaled just over 38,000 pieces. She also reminded residents that the Post Office is open until 6:00 p.m. for package pickup only.
 - d. Maintenance Report – Secretary Tony Hatcher reported that the road contractor will begin work on Monday, and a notice will be sent to all residents. A separate road crew will also begin repairing shoulders and potholes. Additionally, a tree-trimming contractor has also been contracted.
- X. Committee Reports – Discussion Only
 - a. Architectural Control Committee – Steven Bearden reported on ACC matters, including the hiring of a new ACC Administrator/Assistant. He also stated that the ACC will not monitor Facebook for reports and reminded residents that all ACC concerns should be submitted through the appropriate reporting channels, not via Facebook.
 - b. Activities Committee - Rita Russ reported that the Fall Fest is scheduled for October 24, 2026. She provided an overview of the planned activities, including H.E.L.A.'s pumpkin decorating contest, with entries to be displayed during the event. She encouraged residents to sign up to participate and volunteer. She also announced that organizers are seeking DJs for a dueling DJs event. Rita also reported that the Moonlight Madness event will take place on Halloween night. In the fall, she plans to publish a calendar featuring local musicians performing at the Patio Theater and encouraged residents to recommend local musicians. Additionally, she discussed the community's new application software and stated that she is committed to helping residents understand and navigate the new system.
 - c. Kickapoo Club – The Kickapoo Club reported that Jesse Duke will perform on July 31. The event is open to the public, and membership is not required to attend.
 - d. Lakes Committee - The Lakes Committee reported that treatment has been completed on Lake Tonkawa and they are awaiting a report on the lake's health. The committee also conducted a walkthrough to better assess the improvements needed and addressed concerns brought forward by residents during the meeting.
 - e. HLEA Committee- No report given.
 - f. Election Committee – Sylvia Guzman reported that the Elections Committee is awaiting the updated voter list. All information has been updated; she also stated things for the election will be posted online. She stated that the committee is ahead of schedule this year in preparation for the election. Three positions will be up for election: Sadie Kline, Tiffani McKinney, and Raymond Escoto's positions.
 - g. Dog Kennel - Colleen Majoue reported that there are currently three dogs at the shelter, with one additional dog in foster care.
- XI. New Business - Discussion
 - a. Board Officer Reappointments – Farrell Butler made a motion to appoint Raymond Escoto as the new board President. Doug Johnson seconded the motion. The motion was unanimously approved. President Raymond Escoto made a motion to appoint Colleen Majoue as secretary. Doug Johnson seconded the motion. The motion was unanimously approved.
- XII. Members to be Heard – Open Discussion
 - **John LeGravier** brought questions to the POA regarding the operating account and expressed concerns about the community's finances following a former president's Facebook post regarding Hilltop Lakes' financial status. President Raymond Escoto and the Board stated that they do not believe the post was based on sufficient research or provided a complete representation of the community's finances. John asked whether there is an accountant in the office, and the Board confirmed there is

not. He also inquired about QuickBooks and whether it was secured. The Board confirmed that QuickBooks is operational. Vice President Sadie Kline emphasized the importance of transitioning the business office to the new software system, Enumerate, which is expected to help address some financial concerns. John asked about the cost of the software, and Treasurer Tony Hatcher stated that it was approved by vote the previous year and costs approximately \$6,000 a month. Treasurer Tony Hatcher reviewed some of Enumerates features and how they will benefit residents. He also stated that he will provide John with the requested reports as soon as they become available.

- **Randy Patro** asked the Board questions regarding the law firm representing Hilltop Lakes and whether payments were current or still on hold. President Raymond Escoto stated that payments are current and not on hold but will verify to confirm. Randy also asked about Anita Glasgow's former position in the office and was informed that the position has not been filled. He asked if the Board knew the percentage of property owners who are delinquent on dues, comparing those who own homes versus those who only own lots. Treasurer Tony Hatcher stated that he did not have that information but noted that the office does have a collections process in place. Randy asked whether the association's attorney can negotiate or pursue collections from individuals who have unpaid maintenance fees. He also raised questions and concerns regarding the golf course irrigation system, which the Board addressed and provided reassurance on.
- A property owner raised additional questions regarding the financials and expressed concerns. The Board addressed his questions and provided reassurance. The owner asked whether training would be provided for the new software system. Treasurer Tony Hatcher confirmed that training has been provided and explained that Enumerate is the company, with Central serving as the accounting portion and Engage serving as the community platform. He also reviewed additional features that will be available through Engage. The property owner asked if employees and Board members would receive training. Vice President Sadie Kline stated that the Activities Committee is looking into providing training classes for residents. Treasurer Tony Hatcher also explained that Engage is an app available to residents at no additional cost.
- Property owner Mr. Goodwin asked the Board whether Hilltop Lakes is experiencing a financial crisis. The Board stated that it is not. Secretary Tony Hatcher stated that moving forward, the community needs to make smarter financial decisions. He also discussed the possibility of a future maintenance fee increase and addressed concerns regarding the topic. Secretary Hatcher clarified that no decisions have been made regarding when or how much maintenance fees may increase. Mr. Goodwin also asked about the amount being paid for security services at Hilltop Lakes. Since security personnel are employees, the Board did not disclose that information.
- **Jim Hawthorn** expressed concerns regarding the absence of an accountant in the Welcome Center and the former president's Facebook post regarding Hilltop Lakes' finances. He requested a budget versus actual report. The Board addressed his concerns and assured him and the residents that these matters will be handled ethically and legally, and that requested information will be provided as it becomes available.
- Another resident asked about the average cost per employee. The Board stated that this information is confidential and cannot be disclosed.
- A property owner asked about the 2024 audit and stated that previous meeting minutes indicated the audit would be provided, but it has not yet been received. The Board stated that they believe the former Treasurer may have distributed it. The resident also asked whether the Board had officially accepted the resignation of former Board President Tommy Raymond or if action was needed during the

meeting. The Board stated that his resignation was submitted via email. The resident asked if the two vacant Board positions would remain open until the next election, and the Board stated they would not and encouraged anyone interested in volunteering to serve on the Board to reach out. The residents also expressed concerns about not receiving sufficient financial updates since January 2025, and the Board stated that improving financial communication and transparency will be a priority moving forward. The resident also had questions regarding the judge involved in the current lawsuit, and the POA addressed those concerns.

- A resident asked about the additional \$6 monthly fee that was discussed when the new greens were installed and inquired how long it would take for the loan to be paid off. The Board clarified that the fee was for the irrigation system, and stated that the loan is expected to be paid off in approximately seven years.
- A resident asked whether the Board had decided to hire a landscaping crew to maintain the common grounds. The Board confirmed that a landscaping crew has been hired and will begin maintenance on August 1, 2026.
- A resident asked whether an individual who acquired a large number of lots has been exempt from paying maintenance fees for those lots and, if so, when maintenance fees would begin on the unsold lots. The Board stated that it did not have that information at the time of the meeting but would research the matter and provide an update as soon as the information becomes available.
- Resident Steven Bearden asked whether the Association currently has an Executive Committee. The Board confirmed that an Executive Committee is currently in place.
- A resident asked whether the new maintenance contractor would be using their own tools and supplies or those owned by the POA. The Board stated that the contractor will be using their own tools and supplies.
- A resident asked whether the company performing the road work would be following the previously established priority list for road repairs. The Board stated that it would not and provided a brief explanation for the change in approach.
- The resident also asked whether the updated road priority list, including any adjustments that were made, could be posted. The Board stated that the updated list will be posted once the 911 road name changes are officially finalized.

XIII. Announcements –

- Sylvia Guzman provided an announcement regarding data centers and shared relevant information with those in attendance.
- President Raymond Escoto asked the residents of Hilltop Lakes for their patience and cooperation as the Board continues its work. He stated that the Board is committed to providing residents with the information they request and asked for patience as the Board gathers and provides that information in a timely manner.

Adjourn – 7:38 p.m. Motion to adjourn meeting made by President Raymond Escoto. The motion was seconded by Doug Johnson. The motion was unanimously approved.

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.

Kyla LeMoine

Prepared By: Kyla LeMoine

7-23-2026

DATE

Raymond Escoto

Approved By: Raymond Escoto, President

7-23-2026

DATE