PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.
REGULAR BOARD OF DIRECTORS' MEETING
June 22nd, 2026
Community Center
CLOSED SESSION @ 4:00 P.M. AND OPEN SESSION @ APPROX. 6:00 P.M.

MINUTES

Present: President Tommy Raymond, Vice President Sadie Kline, Treasurer Tiffani McKinney, Secretary Tony Hatcher, and directors Doug Johnson, Colleen Majoue, Ray Escoto, 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.) – Meeting called to order by President Tommy Raymond at 6:03 p.m.

III. Invocation & Pledges – Invocation and Pledges given by Colleen Majoue

IV. Approval of Agenda – Vice President Sadie Kline made a motion to amend the agenda by adding the AirMed discussion immediately following the approval of the agenda. The motion was seconded by Farrell Butler and was unanimously approved.

V. AirMed: Chris Salge with AirMed Care presented information on the air ambulance membership program available to Hilltop Lakes property owners. He reviewed membership benefits, including a discounted group rate for residents, and provided contact information for questions and enrollment.

VI. Approval of May 18th, 2026, Regular Board Meeting Minutes – Colleen Majoue made a motion to approve the May 18, 2026, Regular Board Meeting minutes. Vice President Sadie Kline seconded the motion. The motion was unanimously approved.

VII. Recap of Closed Session – June 22nd, 2026 - The Board discussed personnel matters, a confidential property owner matter, and met with the Architectural Control Committee.

VIII. Recap of Decisions Taken Since Last Meeting (if any) – Discussion Only – no actions have been taken.

IX. Financial Report
   a. May Financials – Treasurer Tiffani McKinney reported that expenses exceeded income by $37,000 for the current period, primarily due to unplanned pool repairs and seasonal purchases of fertilizers and chemicals for golf course maintenance.

X. Treasurer Tiffani McKinney departure: Treasurer Tiffani McKinney announced her immediate resignation as Treasurer and from the Board of Directors, read a brief statement, and exited the meeting.

XI. Operational Reports
   a. Pro Shop Report - Candyce Pace reported a strong month for May, with total income of $40,322, exceeding last year's May income by $6,000. The course had 2,214 players, with revenue driven by cart rentals, concessions, merchandise, and green fees. Three major tournaments were also hosted during the month.
   b. Golf Course Maintenance Report - President Tommy Raymond presented a report from Bryan Pace regarding golf course maintenance. The report included updates on greens treatments, aerification, fertilization, and efforts to improve turf

conditions. Fairways, roughs, and tee boxes are being maintained with continued applications and planned improvements. Pace also reported ongoing equipment challenges due to the age and condition of the maintenance fleet and is exploring options for equipment replacement or leasing.

c. Post Office Report – Heather Weaver reported Reported that the Hilltop Post Office received 4,754 packages last month, a decrease due to Amazon deliveries now being made directly to homes. The office also processed 41,000 pieces of flat mail, with 32 PO boxes available and 11 newly rented since February.

d. Building & Landscaping Report - Secretary Tony Hatcher reported that plumbing and electrical issues at the campground are being addressed. An A/C repair was also completed at the Lodge, and the maintenance department continues to keep up with mowing and weed control.

e. Roads & Service Maintenance Report- Secretary Tony Hatcher reported the POA signed a contract with an outside company for road maintenance.

XII. Committee Reports – Discussion Only

a. Architectural Control Committee - Steven Bearden reported there are currently 20 active permits, including new homes, storage buildings/garages, lot clearings, fences, and a swimming pool. Last month, 9 permits were issued and 7 were closed. There are currently 10 active violation cases.

b. Activities Committee – No report given.

c. Kickapoo Club - Ann Falconer reported that the Kickapoo Club will host Karaoke with Kenny Ray on July 3rd and live music on July 4th. She noted that the club will be fully staffed and prepared for the events.

d. Lakes Committee - Sylvia Guzman reported that the Board approved $4,600 for targeted aquatic vegetation treatments on Tonkawa Lake before the July 4th holiday. A lake evaluation is scheduled, and additional long-term solutions for vegetation control are being explored. Discussion was also held regarding the valve connection between Swan Lake and Tonkawa Lake, which requires further investigation.

e. HLEA Committee – No report given.

f. Election Committee - Sylvia Guzman reported that the Elections Committee has not yet held its initial meeting but plans to meet after the July 4th event. Committee members include Joyce Perkins and Joan Callaway.

g. Dog Kennel – Colleen Majoue reported that the kennel currently has four dogs, with one being fostered. Operational expenses totaled $189.52 for veterinary fees. She also stated they hope to close the kennel once the remaining dogs are adopted.

XIII. Members to be Heard June 22nd, 2026 Agenda Topics

XIV. Old Business – Discussion & Potential Action

a. Road Update – Vice President Sadie Kline stated that roads are being prioritized and that a list of priority areas should be posted on the website.

b. Hotel/Villas and Event Reservation System Update - Colleen Majoue provided an update on the new digital reservation system for the community's hotels and villas, with a target launch date of August 1.

c. Lakes Updates –

d. Enumerate System Update - Secretary Tony Hatcher provided an update on the transition to Enumerate, a new integrated HOA management software platform replacing QuickBooks Enterprise and other standalone systems. He reported the system is functioning well, improving accounting, ACC tracking, and violation management.

XV. New Business – Discussion & Potential Action

a. Golf Cart Lease Renewal - Raymond Escoto made a motion to renew the lease agreement, seconded by Doug Johnson. The motion was unanimously approved 7-1.

XVI. Board Approval – Sale of Takeback Lots (if any) – Vice President Sadie Kline made a motion to approve all but one lot and it was seconded by Colleen Majoue. Unanimously approved.

XVII. Members to be Heard

- **Mike McMullen** addressed questions regarding pending litigation, legal counsel changes, and administrative computer access protocols. The Board provided clarification on the lawsuit scheduling, transition of legal firms, and employee account security procedures.
- **Randy Patro** presented recommendations regarding Board structure and management of association business.
- **Buddy Laird** shared remarks regarding his experience as a delegate at the Republican State Convention and encouraged attendees to participate in the upcoming election.
- **Randy Spencer** addressed the Board regarding hiring practices, road status, and safety concerns. Discussion included the application process, private road maintenance, potential incorporation, and traffic enforcement. The Board noted that hiring is handled by department supervisors and that traffic enforcement falls under law enforcement authority.
- **Sherri Guerra** asked about posting permissions on the association's Facebook page. Vice President Sadie Kline clarified that multiple community-related Facebook pages exist, each with different administrative controls.

XVIII. Announcements – None given.

XIX. Adjourn – 7:44 p.m. A motion to adjourn was made by President Tommy Raymond and seconded by Sadie Kline. 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

Approved By: Raymond Escoto, President

7-23-2026
DATE