

PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.
REGULAR BOARD OF DIRECTORS' MEETING
May 18th, 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.) – 6:12 p.m. Meeting called to order by President Tommy Raymond.
- III. Invocation & Pledges - Invocation & Pledges given by Colleen Mojoue.
- IV. Approval of Agenda – Vice President Sadie Kline made a motion to amend the agenda for the May 18, 2026, meeting. The proposed amendments included adding “Kinetic Fiber-Optic” to the agenda between “Approval of Agenda” and “Approval of April 20, 2026, Meeting Minutes,” removing Item C under New Business, and adding the Kickapoo Club under Committee Reports. Colleen Majoue seconded the motion. The motion was unanimously approved.
- V. Kinetic Fiber-Optic Rollout Update - Tim Thompson, Utilities Coordinator for Kinetic (formerly Windstream), provided an update on the fiber-optic rollout project. Phase 1 has begun, and upon completion of Phase 3, Kinetic plans to provide fiber-optic service to approximately 644 customers with speeds ranging from 0.5 to 3 Gbps. Approximately 80% of the network will be installed using aerial lines.
- VI. Approval of April 20th, 2026, Regular Board Meeting Minutes – motion to approve made by Colleen Majoue and seconded by Vice President Sadie Kline.
- VII. Recap of Closed Session – May 18th, 2026 - The Board hired a landscaping contractor to maintain visible public areas, including flower beds, and approved regular mowing services for the entrances, Welcome Center, Lodge, and Community Center. The Board also met with Kinetic and the Hilltop Lakes Equestrian Association (HLEA) and discussed personnel matters.
- VIII. Recap of Decisions Taken Since Last Meeting (if any) – Discussion Only - The Board hired a landscaping contractor, replaced the Pro Shop air conditioning unit, and purchased new audio and recording equipment for Board meetings.
- IX. Financial Report - Treasurer Tiffani McKinney presented the March and April financial reports. Treasurer Tiffani McKinney also stated that collection efforts continue for unpaid maintenance fees.
 - a. March Financials
 - b. April Financials
- X. Operational Reports

- a. Pro Shop Report - Swen Crone reported that the Pro Shop generated \$26,578 in revenue in April, bringing the year-to-date total to \$97,172. A total of 2,215 golfers played the course during the month. The course hosted two tournaments and experienced limited closures due to weather and maintenance
- b. Golf Course Maintenance Report - A written report from Golf Course Superintendent Bryan Pace was distributed to the Board and read by President Tommy Raymond. The report noted that course conditions remain good, with ongoing maintenance and turf improvement efforts on greens, tee boxes, fairways, and roughs. It also announced a planned golf course closure on June 3 for deep-tine aerification of the greens.
- c. Post Office Report - Heather Weaver reported that the Post Office received 5,472 packages and processed 41,259 pieces of flat mail during the month. Package volume decreased due to Amazon beginning direct home deliveries. Extended Wednesday pickup hours through 6:30 p.m. remain available, and 36 post office boxes are currently available for rent.
- d. Building & Landscaping Report - Secretary Tony Hatcher reported that completing the swimming pool project remains the Maintenance Department's top priority. He also noted that aging Federal Pacific electrical panels are being replaced in phases as a preventative safety measure. Other recent projects include installing a new air conditioning unit at the Pro Shop and mapping campground septic systems to create accurate infrastructure records for future maintenance.
- e. Roads & Service Maintenance Report - Secretary Tony Hatcher reported that maintenance crews replaced a culvert on Pin Oak and are addressing vehicle and equipment repairs within the fleet. The POA is currently seeking bids for road maintenance, including pothole patching, blacktop repairs, and grading of unpaved roads to improve stability.

XI. Committee Reports – Discussion Only

- a. Architectural Control Committee - Kari Hodges reported for the ACC that there are 16 active permits and 12 active violation cases. Last month, 5 permits were issued, 4 were closed, 2 violation notices were sent, and 3 cases were closed.
- b. Activities Committee - Sylvia Guzman presented the Activities report. She noted that Activities Director Amber Neel has transitioned to part-time. Planning for the Fourth of July Festival will rely on community volunteers due to the reduced staffing level, and the fireworks display is scheduled for Saturday, July 4.
- c. Lakes Committee- Sylvia Guzman reported positive lake water quality feedback and noted that 50 water testing kits are available for residents, with volunteer training to be scheduled. Ray Escoto recommended continuing the association's contract with Trophy Fisheries for aquatic vegetation management.
- d. HLEA Committee- Lisa Harvey presented the Hilltop Lakes Equestrian Association report, noting the success of the Kentucky Derby event held in May. The next scheduled event is a community work day on Saturday, June 20.
- e. Election Committee - Sylvia Guzman reported that the Elections Committee has not yet held its initial meeting since her recent appointment as board liaison.
- f. Dog Kennel – Colleen Majoue reported six dogs currently in the facility. During the past month, two dogs were transferred in and two were impounded, with operating expenses totaling \$61.28.
- g. Kickapoo Club Report - The Kickapoo Club reported a successful fundraiser that raised \$6,200, with all proceeds donated to the HTL Volunteer Fire Department.

XII. Members to be Heard May 18th, 2026, Agenda Topics

- Joyce Perkins suggested renaming the Kennel to better reflect its function as an animal shelter. She also expressed concern about ensuring the sound equipment is fully operational for the Fourth of July festival and recommended checking warranty

coverage. Vice President Sadie Kline responded that Sweetwater and Guitar Center have been contacted regarding the sound equipment.

- Lisa Harvey raised concerns about delayed lake vegetation treatment and potential unauthorized watercraft use on the lakes, noting the risk of invasive species. She suggested reinstating a Lake Marshal program. Farrell Butler responded that some watercraft may be operating under day passes.
- Hank Dembosky urged stronger enforcement of rules regarding unauthorized watercraft, suggesting the use of a wheel boot on offenders' trailers. Board member Ray Escoto responded that such action could create liability concerns.
- Marsha Griffis recommended installing larger "No Trespassing" signs at the lakes and strengthening enforcement messaging. Vice President Sadie Kline agreed that lake signage should be larger and more visible.

XIII. Old Business – Discussion & Potential Action

- a. Pool Update - The board discussed current and future improvements to the community pool. Maintenance crews activated the pumps on May 20. Planned post-season work includes re-decking, upgrading pumps and plumbing, resurfacing the pool, installing flow meters, and addressing hillside runoff issues after removal of AstroTurf.
- b. Hotel Pet Policy Discussion and Potential Action - Colleen Majoue presented a proposed hotel pet policy establishing designated pet-friendly rooms with patios, a limit of two pets per room, and a \$50 weekly fee. The policy requires pets to be leashed in public areas, cleaned up after, and not to disturb other guests. The motion was made by Colleen Majoue, seconded by Vice President Sadie Kline, and unanimously approved by the board.
- c. Collection Policy Discussion and Potential Action - Treasurer Tiffani McKinney reported a review of the association's collections guidelines is needed to consolidate existing documents into a single, streamlined policy for clarity and efficiency.
- d. Roads Discussion and Potential Action
- e. Lakes and Dams Discussion and Potential Action
- f. Hog Update - Doug Johnson reported that the Wildlife Management Team has removed 56 feral hogs year-to-date. The board also noted differing community views on the use of hunting dogs for hog control, with no consensus reached.

XIV. New Business – Discussion & Potential Action

- a. Sound Equipment Discussion and Potential Action
- b. June Meeting Date Potential Action – Vice President Sadie Kline motioned to move the June 20th, 2026, Regular POA meeting to June 22nd, 2026. Farrell Butler seconded. The motion was unanimously approved.
- c. ~~Financial Policy Discussion and Potential Action~~

XV. Members to be Heard – Other Topics

- Joyce Perkins reported that Troupe Over the Hill hopes to install an electronic marquee sign at the Main Street Playhouse by year-end. Upcoming events include the state youth conference in Paris, Texas, and the production "America by Candlelight" on June 12–14.
- Sylvia Guzman addressed the Board regarding local aquifer health and encouraged residents to contact state legislators in support of stronger groundwater protections. She expressed concern that increased groundwater pumping and export by outside landowners could negatively impact local aquifer levels and residential wells.

XVI. Board Approval – Sale of Takeback Lots (if any)

XVII. Announcements

XVIII. Adjourn – Doug Johnson motioned to adjourn meeting and Raymond Escoto seconded. 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.



Prepared By: Kyla KeMoine



DATE



Approved By: Tommy Raymond, President



DATE