

**PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.  
REGULAR BOARD OF DIRECTORS' MEETING**

***September 4, 2025***

***COMMUNITY CENTER***

**OPEN SESSION @ APPROX. 6:00 P.M.**

**Minutes**

In Attendance: President Raymond Escoto, Vice President Don Ritchey, Secretary Doug Johnson, Treasurer Tiffani McKinney, Directors- Farrell Butler, Kyle Beale,  
Absent: Biff Adam

- I. The meeting was called to order at approximately 6:06 pm by President Raymond Escoto.
- II. The Invocation & Pledges were led by DeeDee Slaydon.
- III. President Escoto asked for approval of the September 4, 2025, Agenda. A Motion was made to approve the agenda with amendments to add Leon Co. 911 Operations presentation prior to Operations report & IX. (d) to add interior painting update by Tiffani McKinney and seconded by Doug Johnson, unanimously approved.
- IV. Recap of Closed Session – September 4, 2025 – Discussion and potential action
  - a. Property Owner Matters – Discussed extension on a building permit
  - b. Potential Contracts – None to discuss
  - c. Personnel – None to discuss
  - d. Legal – Discussed Kline Lawsuit
  - e. Other – None to discuss
- V. Recap of Decisions Taken Since Last Meeting (if any) –
  - a. Motel Renovations
    - i. There was a motion between the Board of Directors to move forward with Motel Renovations. Decision was unanimously approved by the Board of Directors.
- VI. Leon County 911 Operations –
  - a. The Board of Directors allowed three representatives from Leon County & Leon County 911 Operations to speak.
    - i. Tanner Erb, GIS Specialist from the BVCOG (Brazos Valley Council of Governments), Leon County Judge Byron Ryder and County Commissioner (Pct. 4) T.J. Foley

- ii. The issue was 911 addresses in Hilltop Lakes. Individuals at the BVCOG GIS (Geographical Information System) will be readdressing Hilltop Lakes homes, in sections, over the course of the next year.
- iii. There is a problem with how the homes are currently addressed. The issue came up when an individual building a home on Golfview Dr. could not receive a 911 address. The reason was because the first house on that street is #2 Golfview, but it isn't near the beginning of the street. That poses a problem because no houses before #2 can receive a 911 address because you cannot have a #0 or negative number. The first home is hundreds of feet from the beginning of the street. The individual wanting to build is unable to get an address, and banks won't loan without a valid address. So therefore, his building project is stalled with no ready solution. Golfview is not the only street where this is a problem. Erb stated that the addresses do not conform to the standards that are Federal mandates and State guidelines, this problem can affect Federal and State funding in our community and if the issue isn't addressed, our area will that funding.
- iv. Hank Dembosky stated that residents will be unwillingly forced to get new drivers licenses and change other items associated with their old address. He also stated that this is a financial burden to residents. Tanner replied there is a form affected residents can fill out to get a new driver's license at no cost.
- v. Chris Moss asked if every home in Hilltop would be getting a new address. Erb answered "yes."
- vi. A PO asked if the appraisal district records will be automatically updated. Erb answered that they will be working with the district to make sure records are updated.
- vii. Randy Shiamara stated that many people in Hilltop have their address number bricked into the side of their home. He asked if the county would help pay for fixing that.
- viii. Judge Ryder spoke and said they don't have a choice, this project must be completed by a deadline. They didn't want to do this but it's mandated by the State and Federal Government.
- ix. Treasurer Tiffani McKinney stated that Hilltop residents should sign up for email alerts either with the front office or website to receive updates on this project along with any other announcements to property owners.
- x. Annette Craig suggested that Michelle Biddle be a liaison for residents and the project personnel.
- xi. There will be three contacts: Tanner Erb, Kirsten (database manager) and Michelle Biddle.

VII. Operational Reports  
 a. Financial Report - Treasure Tiffani McKinney

- i. No to report – Meeting was too early for any reports to be done
- b. Maintenance Report – Romy Casto
  - i. Housekeeping – updating cleaning routines
  - ii. Buildings – updated lights in lodge
  - iii. Grounds – Repairing retaining wall at villa & repairing banks at Mirror Lake
  - iv. Roads – Working on repairing Warrior, Trail Ride, Lakefront & Hickory Ridge, these roads are being patched. Nassau is on the schedule and Ranch Road is being moved up on the schedule. Will be getting oil sand from the County
- c. Golf Course Maintenance Report –
  - i. None to Report
- d. Pro Shop – Kyle Beale on behalf of Candyce Pace
  - i. \$26,249 income for August and \$208,000 year-to date.
  - ii. 2,302 rounds of golf were played, and 17,784 rounds were played year-to-date
- e. Business Office Report – Ruby Butler
  - i. Three membership lots were sold in August and two lots were sold from POA inventory
- f. Post Office Report – Heather Weaver
  - i. 49 PO Boxes available for rent
  - ii. 5,030 incoming packages for month of August
  - iii. Processed 36,483 pieces of mail

#### VIII. Committee Reports –

- a. Architectural Control Committee Report – Randy Patro
  - i. See Report for Architectural Control Committee
- b. Activities Report – Rita Russ
  - i. Upcoming Events –
    - 1. Community scarecrow contest
    - 2. Freaky Friday Haunted house – October 31<sup>st</sup>
    - 3. Fall Fest – November 8<sup>th</sup>
    - 4. HLEA Barn Dance – November 22<sup>nd</sup>
    - 5. Breakfast with Santa – December 6<sup>th</sup>
- c. Beautification Report – Farrell Butler
  - i. Looking for volunteers to help with beautifying the area behind the Lodge
  - ii. Front flower beds have been weeded and cleaned up
- d. Lakes Committee Report – Dewain Knight
  - i. Treatment of the lakes for vegetation has been completed
  - ii. Treatment of the lakes is done for the year
- e. HLEA Committee – Lisa Harvey
  - i. Pumpkin decorating contest for October
  - ii. Reminded everyone of the Barn Street Dance on November 22 from 5pm-9pm with live music and food truck

- iii. Tickets go on sale this week - \$10 for adults & \$5 for kids aged 3 yrs. And up.

f. Election Committee – Don Ritchey

- i. Two meetings have been held
- ii. Directors' seats open are
  - 1. Doug Johnson
  - 2. Kyle Beale
  - 3. Biff Adams
- iii. Every year, three directors are replaced by elections
- iv. Staggered three-year terms, the nine seats of the board are recycled every three years
- v. Property Owner's interested in running for the board can register at the Welcome Center

IX. Members to be Heard – September 4, 2025, Agenda Topics-

- a. Annette Craig – inquired about the board when they vote for or against on takeback lots. Craig asked, "What are you actually voting for or against on takeback lots?" Treasure Tiffani McKinney answered, "Whether or not to take back a lot." Craig replied that the vast majority of lots taken back in the last five years were done through the collections process. Craig also inquired about the lawsuit, Craig asked how many board members were aware that both sides filed for a summary judgment last year. Director Kyle Beal answered, "yes, we are totally aware of that. Those were not set for a hearing." Beal updated where they are in the process with the suit and said that neither side ever set a hearing and the judge can not do anything unless there is a hearing set. Craig asked why the board has not set a hearing yet, she said the Association has spent \$60-\$70,000 on legal cost. Beal answered, "Boards don't set hearings, attorney's do, and I don't know why they didn't, that was before he was on the board." Beal also stated that they were in a resolution stage now – both sides are. Craig then inquired about the decision made outside an open meeting to approve the bid for hotel renovations. Craig criticized the decision stating that the board didn't follow protocol by telling property owner's how much the bid was they were approving in an open meeting. Treasure Tiffani McKinney said they approved bids for just under \$200,000. A property owner from the audience stated you have to vote for that amount in an open meeting. McKinney disagreed. President Escoto stated that all they have to do is announce it. Escoto apologized for not having announced it at the meeting.

X. Old Business –

- i. Soil erosion problem at the tennis courts is being addressed with plans to put down 3-5 feet of rock around the perimeter to slow down the speed of runoff water during heavy rains. Projected cost is estimated at around \$2,000.

- XI. New Business – Discussion & Potential Action
  - a. Two vacant seats on the Board of Directors due to Bill Williamson's resignation and the passing of Dennis Freerksen.
    - i. Nominees were Craig Johnson, Kevin Morton, Sylvia Guzman, Sadie Kline, Bubba Rice, Lisa K. and Kim F.
    - ii. Board voted by written ballot, Joyce Perkins validated the names.
    - iii. Bill Williamsons' seat for a two-year term went to Tommy Raymond with 4 out of 7 votes from the Board of Directors
    - iv. Dennis Freerkens' for a one-year term went Sadie Kline with 6 out of 7 votes from the Board of Directors
    - v. Judge Ryder administered the oath of office for Kline and Raymond for the installation of the new Directors. Afterwards each new Director took a seat at the Board table.
  - b. Pool hours –
    - i. Motion was made by Secretary Doug Johnson and seconded by Farrell Butler, unanimously approved, to extend the pool to be open without the Teen Center being opened and manned with employees until the end of September instead of closing the weekend of Labor Day.
  - c. Golf Course Sprayer –
    - i. Tabled until October meeting
  - d. Stickers for Vehicles –
    - i. Tabled until October meeting
- XII. Members to be Heard – Other Topics
  - a. Annette Craig stated that she called the office and requested a copy of the golf course rules that were filed with the county on March 31, 2025. Craig stated, "there was no Board meeting on March 31, 2025, so what was changed?" President Raymond Escoto replied "I don't know of any changes, but I did sign it and was notarized." Escoto asked Ruby Butler to investigate it. Craig also inquired about when employees were moved from the Welcome Center to the Lodge, referencing information from the August 21<sup>st</sup> board meeting. Escoto answered, "we did not have to move them that was a misstatement." He stated that the mold was already remediated and the issue they have now is the foundation is sinking and cracking the septic line under the slab. He reiterated that the mold was remediated and passed inspection, before and after remediation. Craig also asked if the employee issue mentioned in the August 14<sup>th</sup> meeting was resolved. Escoto replied "yes."
  - b. Becky Lundell stated that there have been hog sightings on Post Oak and Kingston. Lundell asked for an update on the beer and wine permit for the Pro Shop. President Escoto replied that they haven't heard back on the cost for liquor liability insurance. Lundell then asked about the takeback lots. Treasure Tiffani McKinney said in 2024 there were 40 lots taken back and so far in 2025 there has been 35 in 2025. Lundell asked what maximum number they will take back. McKinney answered, "we aren't

there yet.” Lundell also asked if property owners can attach pictures to work order requests when requested through the website. McKinney answered, “no but the new system they are adopting will have that feature.”

- c. Chelsea Watson inquired if policy was being followed for hiring regarding drug and background checks. Watson also asked if there is a conflict of interest with new board members and the lawsuit. President Escoto answered that they addressed that with attorneys this week. Watson then stated that she was terminated from employment at Hilltop Lakes because she was given an ultimatum to return to work before the mold issue had been remediated at the office. She asked what the board’s response to that was. Escoto said it was an issue to be reviewed with HR, not the board.
- d. Mike McMullen spoke about the lawsuit, and that per his recollection, the board received a letter the Klien’s attorneys on June 23, 2023. On July 18, 2023, the POA’s attorney responded. On March 3, 2024, a lawsuit was filed. McMullen said that according to the county clerk, the case has been turned over to Judge Evans who has retired. He asked what the total amount was that had been spent on the lawsuit. He advocated for the POA to seek to recoup legal fees. Treasure Tiffani McKinney stated that she would get the figures for that. Sadie Klien said the case is still with the same judge. Kyle Beale stated that it’s not part of the agreement on either side to try to recoup attorney fees. It’s at the discretion of the judge to award or deny attorney fees. Tommy Raymond stated that “both sides have incurred legal fees. We need to settle this thing.” McMullen asked who was on the litigation committee. Beale replied “We don’t have a committee. I speak to legal because I’m an attorney – I understand the language.” McMullen asked which board members are part of the lawsuit. The Board answered Sadie Kline and Tommy Raymond. Raymond stated that he was recusing himself from the lawsuit. Beale stated this issue has been cleared with the attorney.
- e. Jack Miller inquired about consideration on reducing the cost of the trail fee. He stated, “I’m 85 years old and I still like to get out on the golf course and see what’s going on. I’m asking for a fee reduction to \$125 from now until the end of the year for ultra senior citizens.
- f. Sheryl Gilpin gave an update on what’s going on with the aquifer. She has a Masters of Geoscience with A&M. Gilpin stated that the proposed water wells in east Texas will drain our aquifers like a fire hose. She stated that they have permits to export 50,000 acre-feet of water per year. She said that it is like a football field sized body of water, nine and a half miles deep. She spoke about the person behind it, Kyle Bass, a hedge fund manager and CEO of Conservation Equity Management. He is associated with Redtown Ranch, a 7,250-acre property located along the Trinity River in Houston and Anderson Counties. His firm also owns Pine Bliss properties. These two properties are part of the 40,000 acres the firm

owns in Texas. She also spoke about the dangers these 22 wells pose if all that water is exported.

- g. Judge Ryder spoke stating that it is 15 billion gallons of water per year. He said, "this is the tip of the iceberg, we have over 1,000 people moving to Texas per day they aren't bringing water with them." He stated that there are 3-4 bills in legislation, but the moratorium was taken out. Now it's back to the wild west, everyone can do what they want under Rule of Capture. He said water needs will outstrip oil and gas. Ryder suggested that people talk to their legislators, the governor and lieutenant governor. There is a \$1 billion fund to study ground water – that bill passed but it has nothing to do with ground water in east Texas.

XIII. Approval of Takeback Lots –

- a. Tabled until October meeting

XIV. Announcements –

- a. None to be made

XV. Adjourn – Motion to adjourn made by Kyle Beale, and seconded by Doug Johnson, unanimously approved at 7:56pm.

  
Prepared by: Ruby Butler

10-23-25  
Date

  
Approved by: Raymond Escoto, President

10-23-2025  
Date

NOTES:

- 1) Open Session and uploaded to the members' only area of the website the following business day.
- 2) Video recording/Livestreaming of the meeting was allowed and approved by the Board of Directors.