



**Seis Lagos Community Services Association, INC.
224 Seis Lagos Trail - Wylie, Texas 75098
972-442-3000**

Minutes of the SLCSA HOA Meeting
April 10, 2017

Board members present: Ray Nerpel (President), Melanie Brigante, David Stevens and Bruce Wolfe. John Davidson, Parker Keane and Lisa Jones were absent.

Call to order 7:33 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel asked for Residents' Comments.

Tom Seiwert asked if he should mention it now or in New Business... he said...I have been talking with Christi about the lights outside the Clubhouse light pole and the arches outside the door lights; we seem to have low voltage and we might want to redo the small lights around the flag pole and columns of the Clubhouse.

Meeting Minutes

Mr. Nerpel offered motion to accept the Meeting Minutes for February (there was no meeting in March); Mr. Wolfe seconded. Motion passed unanimously.

Treasurer's Report

Mr. Nerpel reported: our income is about \$53k over \$51k we had budgeted for this time this year (but we are building up for the months when we will have more pay periods than we have had in this year so far). We finished the month with about \$315k in all of our accounts. We spent about \$23k for the down payment on the playground and will have about \$20k more to finish that project. The mortgage on the Clubhouse has dropped to \$484k. Our finances are in good shape. Discussion followed: electricity costs, impact of the more energy efficient, variable-speed pool pumps, and then a review of the spending in each of the maintenance accounts.

Operations

ACC: ACC meeting had their meeting last night. There were a number of projects underway this time of year, patio covers and other things. The agenda and paperwork associated with actions taken in that meeting is available in on the table and will be available in the HOA Office.

Tom Seiwert has done a lot of work for us, trying to maintain our docks but they are old and deteriorating. We are looking to replace them with a floating dock of more durable materials and try to make them wheelchair assessable. We plan on starting with the dock on Lago Grande and then, perhaps, work on the one on Lago Bonito. A resident suggested that benches be added to the docks (residents like to sit out there) and that our insurance company be contacted to help with safety issues in general. Discussion followed: the style of new docks (how to make it “less-industrial”, the cost (\$18k to \$23k each, installed - but not including the cost to removing the existing dock).

Mrs. Brigante provided an update on the new playground equipment: installation started more than a week ago but the weather slowed the work. We have started to add additional pea gravel and to finish out the retraining wall, and hope to have that work done by Friday - weather permitting. In a few weeks, we will add additional bench seating and stain the new structures to tie the new playground equipment into the stain color of the existing pergola.

Mr. Nerpel reported we had met with the lake maintenance people and discussed our concerns about the moss/algae that grow on the lakes sometimes and what we can do to reduce that. They suggested we consider dyeing the water. It is not poisonous; it does not harm the plants or fish and has no negative environmental impact. It works like giant sunglasses for the lake: it blocks the sunlight from getting down to the shallow part of the lake where the algae grows. It is not a 100% solution but it helps. The dye comes in several colors and the City of Allen uses a blue dye to help protect the pond at the Joe Farmer Recreation Center (across the street from Kroger). We were thinking of a darker (navy) blue and starting with Hidden Lake, which is the lake which has the most problems. The dye costs \$50 a gallon; it will take about 3 gallons to dye Hidden Lake. We would have the dye put in in late May or early June and then consider adding dye to Lago Grande.

Mr. Nerpel said as everyone knows, SLUD is changing out the signage in the community. In keeping with trying to be as consistent as possible, we are thinking about doing the same thing. We have secured some quotes to remove the signs out here in front of the Clubhouse and replace it with one sign. Also, we would do the signs around the lakes and the sign about 100 feet before the Clubhouse (coming from the guardhouse). Mr. Nerpel showed photos of the different styles and sizes of signs being considered.

Old Business

Mr. Nerpel said that David repaired the windscreens on the tennis court but they may need to be checked again, because we have had blustery winds again. We are waiting for the depreciation check from our insurance company for the storm damage. The repairs have been scheduled but the weather has delayed the start of that work. Work will include taking out the low spots on the court which will then be resurfaced and restriped.

We are securing additional quotes to repair/replace the tank-less heater; we have one quote but want additional quotes.

A resident asked where we were on improving the exterior lighting at the entrance to assist the safety officers at night. Discussion of options followed: what had been done and what more could be done, Mr. Wolfe said he would check for LED lights with higher density. Mrs. Dicken suggested we also move the lights out and replace the existing yellow bulb with another illuminating light or adding another light in that area on a separate switch. Also, perhaps we should acquire auto stickers that are more reflective.

Discussion followed on how the HOA, and the safety officers, keep track of the renters living in Seis Lagos. We need a way to differentiate “occupant” from “owner”.

New Business

Mr. Nerpel mentioned he was still working on getting a quote for updating the security cameras at the guardhouse.

Mr. Nerpel indicated that we are changing the contractors for pool maintenance. The present contractor has done a good job and we have been pleased but the new contract is significantly lower than the present contract. The new contract is for 4 years, has a built in 4% per year increase but we (and the contractor) have a 30 day opt-out clause. Our existing contractor has agreed to work for us again, at the current rate, if we need them again in the future.

Mr. Nerpel offered motion to sign the new contract; Mrs. Brigante seconded. Motion passed unanimously.

Mrs. Brigante offered motion to adjourn; Mr. Nerpel seconded. Motion passed unanimously. Meeting adjourned at 8:43 p.m.