



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

Minutes of the SLCSA HOA Meeting
August 14, 2017

Board members present: Ray Nerpel (President), Melanie Brigante, David Stevens, Kim Overholt, Neil Dronet and Bruce Wolfe. Casey Stone was absent.

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

Mr. Nerpel asked for Residents' Comments:

A resident on Camino Real mentioned he had a hope to put in a shed. Discussion of the Covenants, of structures agreed to in the Covenants (attached garages) and structures not approved (free-standing sheds), the process required to change the Covenants to allow sheds (75% of our residents have to show up at a meeting and vote for the change).

Resident, Dennis Verbeek reported that the docks had floated up with the water line just as they were supposed to after the rain.

Mr. Nerpel offered motion to accept the July Meeting Minutes. Mr. Wolfe seconded. Motion passed unanimously.

Treasurer's Report

Mr. Nerpel reported on the financials for the month and year-to-date. Just under \$12,000 remains in our storm damage account (from the hail storms of last year.) Since all the repairs have been completed, perhaps we should move that money to our capital reserve account.

Discussion followed on work that may remain to be done from the hail storm, including the Seis Lagos sign at the entrance of the neighborhood.

Our income remains a little above our budget and we are well below budget on our expenses this month (\$35,491 spent vs. \$46,821 budgeted). We'll do our own dam inspection. Discussion of balance sheet transfers followed.

Operations

Mr. Nerpel - ACC: Last night's ACC meeting was cancelled, as there were no items on the agenda to be considered.

Mr. Wolfe – The planned projects around the lakes/dams have been completed. (Beavers probably will show up again but we know where to watch for them.)

Old Business

Mr. Nerpel reported we had an inspection by the Fire Marshal who suggested we install some additional Exit signs back by the poker room and the fitness center and that has been done. We also bought some additional fire extinguishers (one in Cabana, one in the Clubhouse meeting room and one in the HOA office.) He also suggested we add an emergency “crash” door in the Cabana. (It is not mandatory but we are checking into pricing to do that and will install an emergency door down there.)

New Business

Mr. Nerpel said we are starting to look into upgrading the AV and TV systems here in the Clubhouse, and potentially upgrading that projector to a more modern system that can be managed without residents having to actually enter the AV closet to operate the systems.

Mr. Stevens mentioned that he had attended an event held in a hall similar to that of the Clubhouse meeting room (size and flooring) and that they had installed sound panels on the walls and the acoustics were very good. Mr. Wolfe agreed he wanted to open that project up again and see what could be done for the room. Discussion followed on the outcome of last year's efforts.

Mr. Nerpel mentioned that Neil is updating and upgrading our Seis Lagos Website. Mr. Dronet spoke of some of his ideas and invited input.

Mrs. Overholt discussed upcoming community events:

- Tuesday, Oct. 3rd is National Night-Out Day;
- Saturday, Oct. 7th is the Fishing Derby;
- Saturday, Oct. 28th is the Halloween Party;
- Friday, Dec. 8th is Visiting with Santa, parents won't have to bring gifts. We will have Polaroid pictures, hot chocolate, and cookies;

We are looking at starting a quarterly Bunko group for men and women; also Adult Coloring Book gathering, CPR training, and more to get our folks together.

Mr. Nerpel moved to adjourn the meeting at 8:15 PM; Mr. Wolfe seconded. Motion passed unanimously.