



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

Minutes of the SLCSA HOA Meeting
February 13, 2017

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

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

Mr. Nerpel thanked Tom Siewert for the installation of a shelf in the AV room; that has help organize things tremendously.

Mr. Nerpel said he had talked with neighbors and our HOA Office Manager, and we wondered if there is enough interest in the community for swimming lessons for our kiddos and would like feedback from our residents.

For the record, Mr. Nerpel outlined the procedures that our safety officers follow when a contractor come into the community. Mr. Nerpel asked , if there are any corrections with this, please contact him. Mr. Nerpel said: The contractor drives up to the front entrance, the safety officer asked for a name and the name of the business and where they are going and the key question: “Is the homeowner expecting you at this time?” If the answer is in the affirmative, the contractor’s name and information is taken down, as well as the tag and the contractor is let into the community. If they don’t have a complete answer on any of those questions, the contractor is asked to contact the homeowner and then, upon verification of those things, the contractor is allowed to proceed –after being asked to kindly to obey all the speed limits and adhere to it. That is our procedure; it is in our training programs. We have had some people who are concerned, and a little upset, that we have held up contractors. That is our procedure, we have that in a training session, and we hope our safety officers adhere to that as much as possible. We have that for a measure of consistency. We have had different homeowners say they want different procedures. We have roughly 400 homes here and we cannot have 400 different policies. I wanted to share that with everyone so there was no confusion about the direction we as a Board have shared with our safety officer team.

Mr. Nerpel asked for Residents Comments.

Tina Harris said we have a wonderful gym back there. We have a lot of wonderful neighbors who might use the gym and learn how to move their bodies and get stronger. I would like to start offering classes in the Cabana. I would offer Yoga classes but for a donation, not a fee. She described her yoga certification(s) and there were others in the community that were personal

trainers and Zumba instructors. I would like to ask that the Cabana be made available for group exercises, for a donation not a fee.

Discussion followed: would the classes be only for residents, what if residents brought their friends, how would we resolve the question of liability?

Mrs. Brigante mentioned similar proposals in the past (a day care center, other exercise or recreation events) and that the challenges for the Board with such activities: liability, maintaining our non-profit tax status.

A resident offered that we have managed the question of liability about the pools; we are allowed to have quests and parties at the pool. Our non-profit status might still be a problem but liability for guests is already handled for the pools.

Mr. Nerpel agreed but mentioned again that the HOA must be careful about appearing to “sponsor” a business and gave, as an example, a caterer that wanted to rent the Clubhouse and host weddings, as a part of their catering business.

Mr. Nerpel and Mr. Davidson agreed to ask our lawyers for guidance and asked for understanding if our lawyers move with an abundance of caution after the lawsuits of recent years. Mrs. Brigante added that if there was a Seis Lagos Club (i.e. like a “Seis Lagos Exercise Club” that was willing to organize and sponsor these activities it would be probably be acceptable.

Mr. Davidson asked Mrs. Harris to come to the next planning meeting with details of the proposal, what type of head count would be involved and the other trainers who would be interested in this.

Tom Siewert spoke. He first wanted to comment on community support for the safety officers, their training and consistency in handling contractors who are coming into the community. It is one of the reasons so many of us want to live here and we support them. Next, Mr. Siewert reported on the community response to the recent community meeting on bringing a natural gas line into Seis Lagos. Of the about thirty people who showed up 26 were interested in bringing the natural gas line in, starting with those near the gate, which is where the line would enter Seis Lagos. He wanted to ask the Board if they would be interested in running the line up to the Clubhouse area and to ask Board members to come to the next meeting, in about two weeks, to explore the idea of running the line further into Seis Lagos. The estimated cost is about \$3,500 per household. Homeowners will have to pay for the line and the line distribution fee and, depending upon the number of households, it could be as high as \$5,000 per household.

Mrs. Brigante asked if the gas line company had shared how many homes they would need to buy-in before they would proceed. Mr. Siewert responded that it was complicated, just as it was for the development of any Brockdale within SLUD: easement questions, number of households, etc.

Mr. Nerpel asked, “Was this a question for the Board or just a question for the residents here tonight?” Mr. Siewert asked for a show of hands of the folks at the meeting tonight; most were from all-electric, Phase I/Phase II homes. Discussion followed, questions of the cost of replacing electrical appliances with gas, the addition of gas to the property value of our homes, what happens to homeowners who already have propane tanks installed on their property. Mrs. Brigante agreed that the availability of natural gas does add value to a property.

Mr. Siewert suggested we do a community survey “How many people are willing to have it run into the first cross road and into the second cross road”. Follow Brockdale’s plan and support the running of a natural gas line into Seis Lagos. A resident asked: since we don’t have a developer

to take responsibility for the pipe line. If we allow the pipeline, do we, as an HOA, and a community, take responsibility for the pipeline? Discussion followed, it is extremely difficult to implement this.

Karla Austin asked for help with problems on Camino Real West and Seis Lagos Trail with dirt bikes and 4-wheelers. It has started to become a safety issue. The little ones on 4-wheelers can't turn them well enough and when they get near Seis Lagos Trail; they don't watch for traffic because aren't tall enough to see traffic and they use the media strip and yards to turn around. Today we had an older kid on a dirt bike used a ditch in our yard that SLUD left, as a ramp to get back on the road and numerous trucks screeched to a halt. They are not watched and we are afraid someone is going to get hit or killed. We want to ask parents to use supervision. Someone is going to get killed before this is over. And we have young drivers, too, who just don't know what to do.

Before he turned the question over to Mr. Wolfe, Mr. Nerpel (with sympathy and humor), advised Mrs. Austin to call the sheriff, if someone was trespassing on her property. Mrs. Austin responded that half the time the children are gone down the street and we are not even sure of whose kids these are.

Mr. Wolfe said that, yes it is a problem of the HOA on behalf of all homeowners, a part of the problem is that our roads are owned by SLUD, they are public roads and subject to all the laws of public roads in Texas. The Texas Department of Transportation absolutely forbids 4-wheelers, unlicensed motorcycles, any type of unlicensed vehicles, just as though they are trespassing in your yard; our only recourse is to call the sheriff. Mrs. Austin responded she didn't want to call the sheriff on someone else's kids; they are really little kids. Discussion followed: the medians belong to SLUD, calls come into the HOA Office about it every day, many homeowners are concerned of the danger to children.

A male resident (who did not identify himself) asked, if the 4-wheeler and motorcycle are not legal where does the six passenger golf cart fall. Mr. Wolfe answered, he had also had a similar experience with golf carts and, when he called the sheriff's office, the lady there didn't know; she said "When you find out the answer to that, let me know." Discussion followed: every year it is the same thing (young people on the roads with non-road licensed vehicles), residents will call the sheriff, let their officers decide what to do; we are to call the sheriff's office; ask the sheriff's office to make more rounds, especially on Saturdays which is when the youngsters take to the roads.

Mr. Nerpel said "I hate to say this it is going to reach the point where it is a call to the sheriff or a call for an ambulance."

Discussion followed: residents don't know who the parents are or who to call; two summers ago there was a kid skateboarding while being towed on a rope from the back of a truck.

Mrs. Austin asked that the HOA send out a Seis Lagos Newsletter reminding parents to watch their children and of the risks of allowing youngsters to ride their non-road licensed vehicles on our streets in traffic. Board members thanked Mrs. Austin.

Andy James updated us on the status of the fence near the guard gate. Maintenance of the fence is very expensive; bids obtained by prior Boards was \$55,000 to repair/replace and \$15,000 to

remove it. Prior Boards, and the current Board, had agreed not to maintain the half mile fence. Mr. James described his efforts spearhead an effort to safely get volunteer labor to take down the failing fence. The biggest issue is to get rid of the material that remains and the expense that landfills will charge to accept the material (around 31,000 pounds), approximately \$464. Discussion followed: dumpsters, any other useful purpose of the fence, perhaps a small business that could resell good pieces of the fence that might be reusable. Mr. James asked would the Board be willing to pay up to \$500 for the disposal of the fence materials if volunteers are willing to take the fence down?

Mr. Stevens asked about liability coverage for volunteers if they took the fence down. Discussion followed about liability to the homeowner of the property the fence is on and what about homeowners who like their existing fence.

No motion was made. Investigation of what to do about the fence will continue.

Meeting Minutes

Mr. Nerpel offered motion to accept the Meeting Minutes for January; Mr. Wolfe seconded. Motion passed unanimously.

Treasurer's Report

Mr. Nerpel reported: our checking account has about \$175k in it; Capital Reserve is about \$85k; Income Reserve is about \$43.5k;

Operations

ACC: ACC meeting had their meeting last night. 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.

Mr. Wolfe reported our environmental guy who has been tracking the beavers in Lago Escondido (Hidden Lake) has counted four beavers in the lake and, unfortunately, they have made some of their burrows into the dam and have built two pretty good size dams. Some of the Boy Scout troops that helped clean the dam last year are coming back to view the beaver dams in the lake.

Mr. Wolfe reported that one of the pole gates to prevent vehicular traffic across the crest of Lago Escondido (Hidden Lake) Dam was missing a cap and Tom Siewert has picked up and installed a replacement cap.

Old Business

Mr. Nerpel reported that the parking lot has been restriped at a cost of just under \$1,200. We have 57 parking spaces, including three handicapped spaces. That cost included the signage.

Mr. Nerpel reported that the diving board stand has been repaired and put back in place; we are waiting for the invoice for that work. The tennis court resurfacing remains pending as we await weather that will be consistently above 40 °. The resurfacing of that court will be funded by our insurance company; the damage was a result of last year's storm.

Mrs. Brigante reported on the playground project: we have secured bids for the playground (remove the wooden structure in the front, have all the timbers and borders around both playgrounds replaced and stained to coordinate with the new pergola that is out there and rebuilding/resurfacing the retaining wall to shore it up and putting in a new playground. The

color scheme is Rainforest which will include shades of blue and green to coordinate with the sports courts. The new structure will be less than 4'5" and low made of materials that will require much less maintenance than the wooden structure. The bids are coming in near \$40k and the time line should be about 8 to 10 weeks from the time we place the order.

New Business

Mr. Wolfe made a motion that we set aside \$42,000 from the Capital Reserve fund for the playground project as Melanie has defined it. Mr. Davidson seconded. Motion passed unanimously.

Mr. Nerpel said we wanted to revisit updating the cameras at the entrance. We want to upgrade the SD cameras to HD cameras and DVR and moving the cameras to the appropriate spots and also to upgrade the cameras here in the Clubhouse. Discussion followed on rearranging the lighting at the entrance in order to better illuminate, but not blind drivers entering at night.

Discussion followed on the community response to a house fire here in Seis Lagos.

Mr. Nerpel offered motion to adjourn; Mr. Davidson seconded. Motion passed unanimously. Meeting adjourned at 9:33 p.m.