



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

Minutes of the SLCSA HOA Meeting
January 9, 2017

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

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

Mr. Nerpel expressed the Board's condolences to Ms. Brigante. She is not here tonight because she recently lost her father and is attending his funeral.

Mr. Nerpel said that he had received a call from Andy James, Chairman of the ACC, regarding the fence along 1378. As background, this Board (and prior Boards) had previously agreed not to continue to do anything with that fence, neither tearing it down nor replacing it. If the homeowners would like to tear it down, that is perfectly fine. Andy suggested that he spearhead getting volunteers to get that done all at once and be done with it. Mr. Nerpel said he was fine with that. Andy had also asked if there small expenses incurred by the volunteers in tearing down the old fence (dumping fees, for example), if the Board would be willing to pay those fees.

Discussion followed: would individual homeowners be asked if they wanted the fence removed, Scout troops might be asked to help. Andy will bring a proposal to the Board; he would like to get this done this spring.

Mr. Nerpel asked for Residents Comments. There were none.

Meeting Minutes

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

Treasurer's Report

Mr. Nerpel reported: we have not closed the books for December but will close them - and the books for the year - the third week of January, and present that information to the CPA. Our mortgage is now just over \$495K and we have \$122K between our two reserve accounts in money market accounts. Our annual estimated budget income is \$616K and we ended the year at \$627K; that \$11K is our income from the lease that we continue to get from SLUD. Our Cabana rent has gone up since the repairs to the Cabana. Payroll expenses came in at about \$19K, that saving came from a reduction in our overtime budget. Utilities are coming in under

budget about \$13K under budget – primarily from our water bill and the electric bill (from the replacement to energy efficient court and other lights.) We had higher than budgeted legal fees, that we thought might occur next year, but occurred this year. We anticipate those are behind us. Maintenance and repairs are in line.

Bottom line: we budgeted that we would be \$105K under our operating budget and we wound up \$132K to the good.

Discussion followed on the role, and goal, of reserve accounts and how to inform the community of that.

Tom Siewert suggested that we consider adding extra lights to the entrance. The Christmas lights help the safety officers to identify residents and visitors. Could the Board consider adding additional lighting to the area? Discussion followed of balancing the lighting with glare, attracting bugs. Mr. Nerpel agreed to look into LEDs, additional lighting and other lighting factors.

Regarding the Past Due accounts – Suggest that there are a couple of accounts that are past due, with one signing a payment plan and we anticipate the other will be paid in full. The third is on a payment plan that will be paid in full in either March or April.

Operations

ACC: ACC meeting had activity last night. The paperwork associated with actions taken in ACC meetings are available in on the table and will be available in the HOA Office.

Mr. Wolfe reported that the (Old Business) installation of pole gates to prevent vehicular traffic across the crest of Lago Escondido (Hidden Lake) Dam is essentially complete. A picture - and an explanation of why we did this to begin with - has gone out in Seis Lagos Newsletter. We added a pass through for foot traffic and people walking.

Old Business

Mr. Wolfe reported that the installation of pole gates to prevent vehicular traffic across the crest of Lago Escondido (Hidden Lake) Dam is essentially complete. A picture and an explanation of why we did this to begin with, has gone out in the Seis Lagos Newsletter. Discussion followed.

Mr Wolfe said that Tip Top Landscaping was out there today, clearing out the landscaping. As part of that work, two beaver lodges were discovered – apparently, the beavers had a summer lodge and a winter lodge – and we can see a couple of other places where the beavers have been recently active. We have contacted a beaver professional and he said it is good that we cleaned the dam off and have identified where the lodges are. He will come and set traps to remove them and that should help quite a bit. David has spread grass seed on the dam. In spite of the cold weather, grass has started to grow; and he will continue to spread more seed. It should grass over pretty well by springtime.

Parking lot striping: Mr. Nerpel reported that we secured some quotes and have had an offer by a resident to stripe, but we would have to get a machine to do this. Discussion followed: purchase and store a machine? Other quotes? Decision would be made soon.

Mr. Nerpel reported that our fire suppression system, by the back door of the Clubhouse, broke and went off (because it froze.) Luckily, it was around noon during the week and Christi called the fire department and had the sprinklers shutoff. We are awaiting the invoice and drying out the Clubhouse. Mr. Davidson mentioned that this had happened several years ago and that we would have the pipe rerouted to avoid the problem in the future. Discussion followed.

New Business

Mr Nerpel said that the diving board by the pool has been removed because of its rusted stand. We have found someone to repair the stand, at an estimated \$500 to repair it; around \$2,000 to replace it. We will seek having it repaired.

Mr. Davidson said that at the next planning meeting we want to discuss amending the Covenants to provide for five Board members instead of seven. The Board used to have only five members but that was amended to provide seven. We no longer send a member of the Board to SLUD meetings, or the ACC meetings and think we can manage the current work with five. Discussion followed: perhaps we changed from monthly meetings to quarterly meetings - and calling a special meeting if something is required; perhaps conduct more business in email; have meetings earlier in the day.

Mr. Nerpel said the last hail storm repair work to be done is resurfacing the sports court. The temperature needs to be above 40° for a few days before that work can start. We hope to get that done in the spring and have the diving board repaired and everything ready for the summer weather. That would be a nice position to be in.

Mr. Nerpel offered motion to adjourn; Mr. Wolfe seconded. Motion passed unanimously. Meeting adjourned at 8:18 p.m.