



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

Minutes of the SLCSA HOA Meeting
July 10, 2017

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

Call to order 7:34 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel opened the meeting by thanking the many volunteers who made our 4th of July Celebration successful. We did do the food truck at the event and that part of the event was a smash hit. The quality of the food and service was good.

Kevin Burrows, one of our safety officers, lost his son yesterday in an accident. Please keep Kevin and his family in your thoughts.

Mr. Nerpel asked for Residents' Comments.

David Bulleit, who lives at 35 Santa Rosa Circle asked the Board for help with an issue that we have several times a year. One of our neighbors at the top of the hill, on Riva Ridge, Mr. Masta, has a pool which he drains two or three times a year. When he drains the pool we often notice a stream of water coming down the hill from his property; it follows a track that goes behind Paul's house then back behind Fred Bennett's house and takes a turn towards my home. At my home the stream goes in several different directions: some water accumulates in low spots in my driveway, another stream accumulates in an area behind my house; a third continues on downhill further and accumulates in the Swykert's driveway also. It is not a major disaster but it is a nuisance when it happens; and this year, all the rain we have it has exaggerated the problem. I just wanted to make the Board aware of that and am hopeful that, the next time it happens, the Board would take some action against him or at least notify him, or have the Board's legal counsel that you are effecting other people's property. Whether he is properly draining his pool, I don't know. He claims he is and putting the water into the drains but if that is true then the drains are not draining properly and something needs to be done about that.

Discussion followed: why does this pool need to be drained several times a year; what is the impact of stagnant water on mosquitos; what oversight does SLUD have on both the use of water

and the impact on the sewer lines; is chlorinated water being dumped into the lakes (impact on fish)? The Board agreed to have another conversation with Mr. Masta.

Adam Krolnik said, "Signs look good; docks look okay – I saw the dock the first day it went up because it is right in front of my kitchen window."

Meeting Minutes

Mr. Nerpel offered motion to accept the Meeting Minutes, as corrected, for June. Mrs. Brigante seconded. Motion passed unanimously.

Treasurer's Report

Mr. Nerpel reported: at the end of the month we had \$162,183.96 in our checking account and more than \$88,572.28K in our combined Reserve Accounts - and that is after paying for the docks, signs, for a portion of our playground renovation. Our Accounts Receivables are under \$2,500. The mortgage is down to \$473k. We still have than \$11,491.95 left over from the insurance repairs from the storm, which we will probably move to Capital Reserve. Discussion followed on the spending in some of the maintenance accounts and completed projects and the state of our insurance policies. We are \$30k good so far for the year in the operating budget and will net somewhere around \$20k to the good at the end of the year.

Operations

Mr. Nerpel - ACC: ACC meeting did not happen last night (because of vacations), will be held next Sunday. The paperwork associated with actions taken in that meeting will available in the HOA Office.

Mr. Wolfe – Lakes:

- 1) Unauthorized tree clearing behind Lago Escondido. Mr. Nerpel commented that this situation has been taken care of with shrubs, pampas grass, and eight 5 1/2 foot tall red Cedars. He also commented that Brockville Park would be installing Seis Lagos, no trespassing signs on the Seis Lagos side of the property behind each of the 12 homes that abut Lago Escondido.
- 2) Other operations information - Mr. Wolfe commented that the beaver population has been successfully taken care of and requested that Christi put a note in the Seis Lagos newsletter requesting any new activity be brought to our attention.

Old Business

Mr. Nerpel acknowledged each of the following three items as stated:

- 1) Tennis courts completed
- 2) Docks were installed on June 21
- 3) Lake and HOA signage installed – Completed July 5

New Business

Mr. Nerpel indicated there was no new business.

Mr. Nerpel moved to adjourn the meeting at 8:27 PM; Mr. Wolfe seconded. Motion passed unanimously.