



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

Minutes of the SLCSA Annual Homeowners Meeting  
June 12, 2017

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

Mr. Nerpel called the June, 2017 Annual Home Owners Association Meeting to order at 7:36 pm and led the Pledge of Allegiance.

Mr. Nerpel opened the meeting by reminding us that this is the Annual Home Owners Association Meeting and that we will be voting to fill four seats for the Board of Directors for the upcoming two-year terms. He thanked the residents who have served on the Board for the last two years to help the community. Some of our directors have chosen not to run again: Mr. Davidson, Mr. Keane and Mrs. Jones. Mr. Nerpel invited all present to fill out Candidate Profile Forms and invited those who have already declared candidacy to address the community and welcomed nominees from the floor.

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

Mr. Stevens, who has served and is willing to serve again, said "I am David Stevens. I have been on the Board for the last four years and I was on the Board for another two years, back in 1999-2000. I like helping the community, seeing things done. I have seen some of the things hanging over us in the past completed and would like to see some things we would like to do get done." Mr. Stevens asked for questions; there were none.

Mr. Nerpel asked for nominations from the floor. There were none. Mr. Nerpel asked those who had signed in to vote for candidates. Afterwards, the Board would recess into Executive Session and discuss what to do if there are not more candidates coming forth.

Don Colvin asked about the procedure and rules of going forward with reducing the number of Board members from seven to five. Mr. Nerpel indicated that we had talked to our lawyers about doing that and had been advised that that would require a 75% approval of the

homeowners in the HOA (e.g. 75% of the 406 properties in Seis Lagos.) The probability of getting 400 people to an HOA meeting to sign a document approving this change is low and the work involved with knocking on doors and asking homeowners to do so is not very practical very soon. Discussion followed: could the Board operate as a Board of five with two open slots (it could); how would a quorum be determined (four would still constitute a quorum).

After Mrs. Brigante asked for nominations from the floor, Casey Stone agreed to be nominated. Mr. Stevens commented “Being on the Board sounds easier than your real job.” Laughter followed.

Discussion followed: on how few residents turn out for the HOA meetings, (unless politics are involved).

Other residents came forward to be Directors; Neil Dronet and Kim Overholt.

Mr. Nerpel spoke of the amenities of Seis Lagos (and our covenants and the folks in our community).

Mr. Nerpel asked for a vote on the declared Directors for the next two years.

As the voting was taking place, Mr. Nerpel offered the minutes of the June meeting, they were approved unanimously. Mr. Nerpel also, reported on the community’s financials how much: we prepay for our (clubhouse) mortgage payment, how much we put into the capital reserve fund, our cash flow statement. Mr. Nerpel asked for questions about our finances; there were none.

Mr. Nerpel said the ACC meeting paperwork (from last night’s meeting), and documents associated with that meeting, and other ACC actions, were available on the back table and will be available from Christi, in the HOA Office.

### Operations

Mr. Wolfe said a contractor had crossed over from Brockdale into Seis Lagos and was clearing out underbrush so they would have a better view, all the clearing they were doing was on the Seis Lagos side. They punched holes in our fence to gain access to our property. I saw large trucks down with the new pole gates we had and I challenged them.

Mr. Nerpel said he had contacted Hillwood, the developer, and they have committed to work with the contractor to fill in that gap to make us whole. Hillwood agreed to put in “No trespassing” signs to prevent this again.

Beavers are under control.

### Old Business

Mr. Nerpel reported our water heater is under maintenance and that we have new docks in Lago Grande and Lago Benito. We will also be getting new lake signage to match the signs being put in by SLUD.

## Election Results

Mr. Davidson announced that the volunteers have counted the votes and those results are that the four HOA Board members:

David Stevens – 23 votes

Casey Stone – 22 votes

Neil Dronet – 19 votes

Kim Overholt – 21 votes

were elected for 2017-2018 term.

The Board adjourned into Executive Session to elect officers for the coming year. By vote and general consent, the SLCSA Board and assignments for 2017-2018 will be as follows:

Ray Nerpel – President

David Stevens – Vice President

Casey Stone – Second Vice President and Director of Finance

Melanie Brigante – Director of Personnel

Kim Overholt – Director of Volunteer Coordination

Neal Dronet - Director

Christi Davidson – Treasurer and Office Manager

Motion to adjourn; Mrs. Brigante seconded. Motion passed unanimously. Meeting adjourned at 9:13 p.m.