



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

Minutes of the SLCSA HOA Meeting
May 8, 2017

Board members present: Ray Nerpel (President), John Davidson, David Stevens and Bruce Wolfe. Melanie Brigante and Parker Keane were absent. (Lisa Jones has resigned from the Board and that will add one more Director position to the ballot to fill her term.)

Call to order 7:38 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel said we are waiting for more pool monitors to get certified. We might have a light staff for the summer if not.

Christi Davidson clarified some of the difficulties in firming up the amount of applicants and the various options if we did not have sufficient number of lifeguards/pool monitors.

Mr. Nerpel asked for Residents' Comments.

Rick Burrow (H-05) asked about putting a fountain in the little lake that feeds into Lago Grande. The fountain would take water from Lago Grande to keep the little lake behind his house from going dry in the summer time. Mr. Nerpel said he would check with the lake management folks, which meant we would either pump water out of Lago Tortuga or Lago Grande to keep the little pond fed.

Mr. Nerpel indicated that the Annual Meeting letters have been mailed out, along with the candidate profile forms.

Meeting Minutes

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

Treasurer's Report

Mr. Nerpel reported: at the end of the month we had \$192,586.52 in our checking account and more than \$125K in our Reserve Accounts - and that is after paying for a good portion of our playground renovation. The mortgage is down to \$480k. We are \$30k good so far for the year. Discussion followed on the spending in some of the maintenance accounts.

Operations

ACC: ACC meeting will be next Sunday. The paperwork associated with actions taken in that meeting will be available in the HOA Office.

Mr. Nerpel said, for safety's sake, the docks have been removed. This will be discussed further in New Business.

Old Business

Mr. Nerpel said he had spoken with the insurance company again today. The check was supposed to have been cut on Friday. It was not cut and we are going back and forth on some of the materials costs. I do not expect this to become a problem; it is just dragging out and becoming frustrating.

Repairs to the tennis court continue to be delayed by the rainy weather.

We have secured additional quotes for repairs to the tank-less water heater here in the Clubhouse. We also will start having the water heater maintained on a regular basis; they kind of need to be maintained like AC units and we will start doing that.

New Business

Mr. Nerpel indicated we are ready to ratify Jim Crane as a member of the ACC. Mr. Stevens moved that the Board ratify Jim Crane as a member of the ACC; Mr. Wolfe seconded. Motion passed unanimously and Mr. Crane was welcomed aboard.

Mr. Nerpel asked the Board to discuss and approve an expenditure of \$30,288.76 for docks on Lago Grande and Lago Bonito. Mr. Stevens indicated he had wanted more research on the dock on Lago Bonito, but that he supported the work on Lago Grande. Discussion followed on: warranties on the docks, how the docks would be installed, sizes of the docks. Photos from last month's meeting were shown.

Mr. Nerpel offered motion to approve spending no more than \$30,500 to replace the docks on Lago Grande and Lago Bonito. Mr. Wolfe seconded. Motion passed 3:1; Mr. Stevens voted not to approve.

Mr. Nerpel offered renderings of the new lake signage. Discussion followed of SLUD's progress in replacing the road signs and that Christi is collecting the old signs for the HOA. Mr. Nerpel offered motion that we spend not-to-exceed \$4,900 on lake and facility signage. Mr. Stevens seconded. Motion passed unanimously.

Mr. Nerpel reported: landscaping around the pool has begun; there are a couple of bushes along 1378 that we need to replace – they help with the road noise; we have repaired the lights at the kiddie pool and two lights in the lap pool.

Mr. Stevens suggested we vote tonight on weight limit signage for the new docks. After discussion, Mr. Nerpel made motion of spending not-to-exceed \$500 for signs on the new docks of "Capacity". Mr. Stevens seconded. Motion passed unanimously.

Mr. Stevens suggested this election that the length of one of the Directors vacated by Mr. Jones be rotated to last a full two years instead of one, to keep the rotation resynchronized. Mr. Nerpel seconded. Motion passed unanimously.

Mrs. Nerpel offered motion to adjourn; Mr. Stevens seconded. Motion passed unanimously. Meeting adjourned at 8:37 p.m.