



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

Minutes of the SLCSA HOA Meeting  
August 12, 2019

Board members present: Ray Nerpel (President), Rebecca Massey, Kim Overholt, Melissa Pittana, and David Stevens. Natalie Cortasano and Kayla Hainer were absent.

Call to order 7:41 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel mentioned that the Pool Monitors had completed their summer work schedules yesterday. The signs are up: we have no lifeguards at the pool

Mr. Nerpel said we have received a Bunko request. Christi added that Debra Eller has reached out to the community and received interest in starting a community event with the Cabana as the gathering area.

Mr. Nerpel reported that construction on FM 1378 has begun. There will be intermittent issues for the next year. Three feet of shoulder will be added to each side of the road. Preliminary drainage and cleanup/repair/adding culverts has begun at the south end to go all the way from Parker Road to, at least, past the bait shop. Work on the project has also started north end pass Stacy Road. There will be road closures. As part of the culvert work, trees were taken out north of the guardhouse, we are working on establishing where is the easement but want to help the homeowner to replace trees later in the fall when the new trees have better chance to survive the summer heat. Workers have agreed to clean up the knee-high stumps that remain behind and Mr. Nerpel is working to have those cleaned up.

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

Meeting Minutes

Mr. Nerpel offered motion to accept the Meeting Minutes for July; Mrs. Pittana seconded. Motion passed unanimously.

Treasurer's Report

Mr. Nerpel offered a review of the financials. There is nothing that is of note this month, Workers Compensation disappeared but this is the time (of the year) we get a rebate for that item. Our mortgage (on the Clubhouse) is down to \$377,418.14 and we keep building our reserves as we know we will need them. We wound up to the good in July, \$11k good to the year. Our finances are in good shape.

### Operations

ACC: The ACC met last night. The paperwork associated with other actions taken in that night's meeting are available here and will be available in the HOA Office. Discussion followed on measures being taken to finish up construction on the house next to the Clubhouse.

One beaver remains on Lago Grande.

Community Events: Mrs. Overholt reported that Christi is scheduling events for National Night Out (Tuesday, October 1st). We plan to introduce this year's Emergency Event plan at that time. We will be celebrating Halloween as a community with a party which will be held on Saturday, October 26<sup>th</sup> at the Clubhouse.

### Old Business

Melissa reported the dam was completely or nearly completely cleaned up.

### New Business

Mr. Nerpel said that damage has been done to the fence along 1378; in the spring one of the storms brought a tree down on the fence. To purchase and install a new section of fence will take \$672.36. Discussion followed of the decision made by past Boards not to continue to repair this fence. Mr. Nerpel offered a motion to decline to repair the damage to that fence; Mrs. Pittana seconded. Motion passed unanimously.

Mr. Stevens presented his work on an emergency action plan for the community - which SLUD is interested in jointly sponsoring. Discussion followed.

Mr. Nerpel discussed the upgrades of our security cameras. We currently have twelve cameras near/in the Clubhouse. We have quotes to upgrade those cameras to higher resolution and to add cameras at the cabana and more in the parking lot areas (seven more additional cameras, a total of nineteen in all) and to move all the cameras from Coaxial to Cat 5. The quote is for \$10,987.38. Mr. Nerpel moved that we accept this quote and move forward with replacing these cameras. The motion passed 4:1.

Initial discussion of an additional ice machine for community use.

Mr. Nerpel offered motion to adjourn; Mr. Stevens seconded. Motion passed unanimously. Meeting adjourned at 8:25 p.m.