



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

Minutes of the SLCSA HOA Meeting  
October 14, 2019

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

Call to order 7:32 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel reminded us that work has begun to widen FM 1378 continues. He said he had the superintendent when the work will be finished so we can install trees in the gap (in the berm along the boundary of Seis Lagos) beside the road. The superintendent said that work was stalled until they can get all the electric, communications and other lines along the road marked before they can do the finishing work.

Mr. Nerpel reported that there was a Lucas Farmers Market this past Saturday, it was part of a pilot study; hours were 8 a.m. until noon. Reports said there was a great turnout. There will be another one this November 2<sup>nd</sup> at the Lucas Community Park.

Mr. Nerpel also reported that the Seis Lagos Clubhouse would be a polling location, not for early voting, but only on November 5<sup>th</sup>.

Mr. Nerpel asked for Residents Comments.

Dennis Verbeek asked about the status of the completion of the house next to the Clubhouse. Mr. Nerpel said that the homeowner had hired another supervisor and that the materials for the framing have been delivered and that windows should be coming next. They are also in conversation with their subcontractors to finish the concrete work on the outside and are securing bids for the bricks/stonework on the exterior. We are asking them for weekly updates and working with the City of Lucas to monitor their progress. Discussion followed of the rules of build, Builders' Packet, what community actions are allowed, should a lawsuit be initiated, when is a property considered legally abandoned?

Meeting Minutes

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

### Treasurer's Report

Mr. Nerpel mentioned we had a large water bill in September. There is nothing else of excitement this month; we came well under budget.

### 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.

One beaver remains in Lago Grande; we can see it, but not catch it. Mrs. Pittana is working with Texas Commission on Environmental Quality (TCEQ) which has increased the amount we need on the dams which means we may need more on our dams and the SLUD road over the Lago Grande dam. Discussion followed of our actions in conjunction with SLUD and a problem place with our roads. There may be a new SLUD president soon.

### Community Events

Mrs. Overholt reported National Night Out was a success. The Lucas Fire Department came and along with two representatives of the Collin County Sheriff's Department attended. The ice cream social was a hit and the weather cooperated. Fishing Derby had 33 kids participate; the Lucas Fire Department came out and brought hats and stickers and visited each of the lakes with their fire trucks and thrilled the kids (and adults!) There were five awards, and gift cards, handed out. We started the morning out with donuts and finished with pizza. Big shout out to D'Ana Pedigo and Greg & Edi Otts for their help. The Halloween Party will be Saturday the 26<sup>th</sup>. Kayla Hainer will be helping with that event and report following. Santa has confirmed he will be visiting Seis Lagos on December 13<sup>th</sup>. Bunko is underway and there has been outstanding participation.

### Old Business

Mr. Nerpel asked to discuss and vote regarding a Board member. We have a Board member who has failed to attend three consecutive Board meetings, including tonight. In Article 5, Section 3, Item C, we have the authority to declare the office of the member of the Board of Directors to be vacant in the event such member shall be absent from three consecutive meetings of the Board of Directors. Mr. Nerpel moved that Natalie Cortesano be removed from the Board of Directors. Mrs. Overholt seconded. Motion passed unanimously. If members of the community would be interested in serving on the Board, please let us know.

### New Business

Mr. Nerpel offered motion to adjourn; Mrs. Hainer seconded. Motion passed unanimously. Meeting adjourned at 8:26 p.m.