



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

Minutes of the SLCSA HOA Meeting
December 11, 2017

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

Call to order 7:35 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel asked for Residents' Comments.

Tony Bohnenkamper said he had received a letter about the motorbikes. He stated that he did not know of the Covenant's prohibition of the motorbikes and thanked them for notifying him. Discussion followed: what are the provisions of the Covenants and what are the requirements of Texas highway laws, bike - and other vehicle traffic - across the dams, vehicles in the 4th of July parades and, as the community has grown, how we share living space. Mrs. Brigante offered that every year some issues come up (skateboards, motorbikes) and as our community has grown we want to work in co-operation to make us all safe.

Mr. Wolfe said golf carts aggravate the situation; the sheriff has stated if it is not registered for use on the highway (4-wheeler, 3-wheeler, mule, whatever) it is not allowed on public roads. (And the roads in Seis Lagos are public roads.)

Mr. Wolfe reported that the Texas Commission on Environmental Quality has reviewed our various dams in Seis Lagos and asked that we protect the dams from erosion and restore the grass cover on the dams. As Phase III and Phase IV built out, open areas in Seis Lagos shrank considerably and motor vehicle traffic across Lago Escondido increased considerably and it became impossible to get grass to grow there. We posted signs asking residents not to take motor vehicles on the dam surface, but the traffic didn't stop, and folks were spinning donuts on the other side of the lake. Last year, we installed a gate to prevent traffic.

Mr. Nerpel asked for additional Residents' Comments.

A resident asked that more shade be added to the area near the kiddie pool. Mr. Nerpel and Mrs. Overholt agreed to take that on. Same resident asked if we could resume the 4th of July fireworks display. Mr. Nerpel agreed to look into that (Burn bans? Expense? Insurance?) that may not be under our control.

Mr. Nerpel offered motion to accept the November Meeting Minutes; Mr. Stevens seconded. Motion passed unanimously.

Treasurer's Report

Mr. Nerpel reported our finances remain in, pretty much, status quo; we continue to run a tight ship. Our reserves are at \$125k plus. Diane can remember the days when taking out trees cost us so much. The only thing of note that came in was the final payment from SLUD.

Mr. Nerpel presented the budget for 2018. The budget did not change a lot and dues will not increase.

Operations

Mr. Nerpel: The documents from the last night's ACC meeting are on the table and available in the HOA Office.

Mr. Wolfe said he was awaiting quotes from two other companies to improve the acoustics in the Clubhouse.

Old Business

Mrs. Overholt reported that the Christmas party on December 8th was a huge success. The elves decorated the room, planned fun craft projects, DJ'd, served cookies, hot cocoa and cider. Every child had their photo taken with Santa and printed with a Fuji film Instax Mini 8 camera and mounted on card stock perfect for a scrapbook.

Special Thank you to the elves: D'ana Pedigo, Edi Otts, Christi Davidson, Paul Harrington (for the sound system) and David Couron for decorating the outside of the clubhouse, guard station and the clubhouse trees. It all looks outstanding!

An extra special thank you to Santa and Mrs. Claus for their hospitality during the evening. They would not have made it to the party without the help of the Lucas Fire Department. Santa and Mrs. Claus arrived on a Fire Truck and ambulance with four of the crew members on duty Friday night.

For the first time we collected for Toys for Tots and had a retired USMC gentleman greeting people at the door. Thank you for your generosity. We are going to make this an Annual event. Thank you to Kayla Hainer for organizing this for Seis Lagos and the Wylie/Lucas Community.

Future events on the books, with these as tentative dates:

- Easter Egg Hunt Saturday, March 31
- Spring Parking Lot Sale, Saturday April 14

We are also planning a Special Needs Group gathering, and a Grief Support Group gathering, and a Neighborhood Game Night for Adults and older teens. It is not a night to baby sitter other peoples' children. If you would like to coordinate one of these events, please contact Christi to set up a date and reserve the Clubhouse at no cost to you and we will put an announcement in the newsletter for you. As a gentle reminder to the community all Seis Lagos special events are family events; parents are responsible for their children at all times. We reserve the right to ask any unattended child to leave; they may return with their parent, if the parent intends to stay at the event.

Mr. Nerpel offered an update on the pool repairs: Rob has re-piped the pump room to install one of the two variable speed pumps and save us a money. The variable speed pump is already working at the lap pool and the sand filter.

Mr. Nerpel said he still intends to secure additional quotes to provide emergency exit doors at the Cabana, as suggested by the Fire Marshall.

New Business

Mr. Nerpel: first item on the addenda is the vote to approve the 2018 Operating Budget. Mrs. Brigante offered the motion; Mrs. Overholt seconded. Motion passed unanimously. (Mr. Wolfe had had to leave the meeting before the vote.)

Mr. Stevens offered motion to approve not-to-exceed \$2,000 to replace doors in the Guard House. Mr. Dronet seconded; motion passed unanimously.

Mrs. Overhold offered motion not to exceed \$2,000 to provide a parking pad behind the Guard Building. Mr. Stone seconded; motion passed unanimously.

Mr. Nerpel offered motion to not-to-exceed \$600 for electric repairs in the Cabana (replace a fan and fix a switch in the pump room). Mr. Stevens seconded; motion passed unanimously.

Mr. Dronet said that his work schedule is impacting his work to upgrade the Seis Lagos Community Web site and he is accepting an offer from Mrs. Overholt's daughter to help.

Mr. Nerpel moved to adjourn the meeting. Mrs. Overholt seconded. Motion passed unanimously. Meeting was adjourned at 8:58 p.m.