



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

Minutes of the SLCSA HOA Meeting
February 12, 2018

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

Call to order 7:34 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel asked for Residents Comments.

Andy Jones offered concerns of dealing with the ACC and asked that the Board review specific emails. Time was limited as Mr. Jones had indicated he needed to be at a Scout meeting taking place this evening. Discussion followed: the differences between filing a concept with the ACC, builder's packets and engineering information requirements that need to be in actual plans, including a plat map, to be filed for the ACC to follow the process that all neighbors follow for approval. Three residents spoke of specific steps of how the ACC had been helpful to them through the process of conceptual vs actual build approval, most of which praised the ACC.

After 50 minutes of discussion, Mr. Stevens moved to suppress debate. Mrs. Brigante seconded. Motion passed unanimously. Mr. Jones was invited to come to future HOA meetings, including Planning Meetings, to continue the review. Planning Meetings are held the last Monday of month at 6:30 p.m.

Mr. Nerpel endeavored to answer why and how Internet and cable is restricted to Frontier. It is not something that the Seis Lagos Board controls. It is something that the competing Internet providers do/don't supply to our neighborhood and we don't have a lot of competitors. At present, satellite is our only other choice. It is a monopoly and only 2% of the communities in the area/nation have a choice. As with natural gas distribution, it is not something the HOA controls. Mr. Wolfe, offered at present, satellite is the only alternative. NOT a decision that the HOA Board made.

Meeting Minutes

Mr. Nerpel offered motion to accept the Meeting Minutes for January; Mr. Wolfe seconded. Motion passed unanimously. Mr. Dronet abstained; he was not present last month.

Treasurer's Report

Mr. Nerpel reported that the single biggest thing that happened in January was that we transferred \$85k from our 2017 income into our Capital Reserve fund.

Operations

ACC: ACC had their meeting last night. The agenda and paperwork associated with actions taken in that meeting is available in on the table and will be available in the HOA Office.

Mr. Wolfe reported on progress with working with Chromecast and Clickshare.

Mr. Nerpel reported on lake cleanup: Lago Pequeno and Lago Bonito have been cleared and Lago Grande is 75% done. Residents were reminded to let Christi know if more trees fall into a lake.

Mrs. Overholt reported that upcoming events are being published repeatedly in the Newsletter. Christi is working on vendors for the 4th of July and alternative entertainment as well.

Mr. Nerpel reported on repairs of the damage that occurred to the Clubhouse exercise and poker rooms when a suppression line froze and burst last month. The project is almost done. We found there were a number of insufficiencies with the insulation, those have been addressed. The sheetrock is done the texturing is done, baseboards are in and insulation should start tomorrow. Construction cleanup and deep cleaning should start late this week.

Mr. Nerpel reported that electrical repairs to the guardhouse are completed.

Old Business

Mr. Dronet reported on work on the Seis Lagos Website and hosting for the Website and demoed the new Website. Mr. Nerpel thanked Neil for taking on this project that has been needed for some time.

New Business

Mr. Nerpel indicated we are ready to ratify Byron Sibson as a member of the ACC. Mrs. Overholt moved that the Board ratify Byron Sibson as a member of the ACC; Mr. Stone seconded. Motion passed unanimously and Mr. Sibson was welcomed aboard.

Mr. Nerpel said we would like to raise the late fee (assessment) from \$10 to \$25, not to raise more money but to better cover the expenses associated with the work involved to document and collect overdue assessments. After discussion, Mr. Nerpel moved that the resolution, Mrs. Brigante seconded. Motion passed unanimously. See attached Resolution.

Mr. Nerpel indicated that an additional \$1,600 would be needed to complete the parking pad behind the guardhouse (in addition to the \$2,000 already spent.) Mrs. Brigante moved that we increase the amount approved for the parking pad behind the guardhouse be increased to \$3,600. Mr. Dronet seconded; motion passed unanimously.

Mr. Nerpel indicated that we have two options for providing an additional shade structure in the pool area: a pergola or a 15x15x10 matching umbrella (at a cost of \$6,767.61.) Mrs. Brigante moved that not-to-exceed \$7k be approved for the umbrella option. Mr. Nerpel seconded. Motion passed unanimously. It was agreed that those funds would come out of the Capital Reserve fund.

Mr. Nerpel indicated repairs needed to the wrought iron fence around the swimming pool: replacement of several pickets and panels, repairing gate and latch mechanisms, brushing and repainting the rest of the fence to match. We have a quote for \$4,830. Discussion followed: will safety concerns be addressed as part of the repairs? Yes. Mrs. Overholt offered motion to approve not-to-exceed \$5k to repair the wrought iron fence around the pool. Mr. Dronet seconded; motion passed unanimously. Funds will be from Maintenance.

Mr. Nerpel indicated another quote for emergency doors for the Cabana was received today. (Previous quotes were as much as \$5,200.) This quote was for \$2,950, for a double door with windows; both doors will work. It will be a complete frame, threshold. Quote will include installation and removal of the existing doors. Discussion followed: was there a warrantee? Mr. Nerpel will check. Mr. Stone offered motion to approve, not-to-exceed \$3,100 for emergency doors for the Cabana. Mrs. Brigante seconded; motion passed unanimously. Funds will be out of Capital Reserve.

Mr. Nerpel offered motion to adjourn; Mr. Stone seconded. Motion passed unanimously. Meeting adjourned at 9:03 p.m.

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
SEIS LAGOS COMMUNITY SERVICES ASSOCIATION, INC.**

A regular meeting of the Board of Directors of Seis Lagos Community Services Association, Inc. ("SLCSA") was held at Seis Lagos Clubhouse on February 12, 2018 at 7:30 p.m. pursuant to SLCSA's By-Laws. The following directors attended the meeting:

Melanie Brigante, Neil Dronet
Ray Nerpel, Kim Overholt
David Stevens, Casey Stone
Bruce Wolfe

The President of SLCSA called the meeting to order. Based on the number of directors in attendance at the meeting, the Secretary determined that a quorum was present and maintained throughout the meeting and stated the meeting could proceed.

At the meeting, the President requested a discussion about increasing the late fee cost charged by SLCSA to each lot owner who pays any monthly installment of the annual assessment after the due date. The President explained the current late fee charge is \$10.00 for any installment paid after the ___ day of the month when the installment payment is due. The President suggested the late fee charge be increased to \$25.00 to better cover the costs of collection, and further suggested that the late fee charge be in addition to the interest on the installment as permitted by the Covenants of Seis Lagos, Article V, Section 1.

After discussion, Ray Nerpel made a motion, which was seconded by Melenie Brigante to adopt the following Resolution to become effective March 1, 2018:

"Resolved, that each monthly installment of the annual assessment owed by each lot owner be due and payable on the first day of the month, but no later than the tenth day of each month, and that a payment is deemed to be late if made after the 10th day of the month or the if the 10th falls on a weekend the first business day after the tenth (10th) day of the month; and

Further Resolved, that a late fee charge of \$25.00 be assessed on each late monthly installment payment of a lot owner's annual assessment; and

Further Resolved, that in addition to the late fee charge, interest on the unpaid monthly installment or installments of the lot owner's annual installment shall be assessed and accrue as provided by the Covenants of Seis Lagos, Article V, Section 1 until paid by the lot owner, and

Further resolved, this Resolution shall become effective on March 1, 2018."

The Resolution was approved by unanimous vote of the Directors in attendance at the meeting.

Dated: February 13, 2018

Seis Lagos Community Services Association, Inc.

By: 

Typed Name: Ray C. Nerpel

Title: President of the SLCSA Board of Directors

ACKNOWLEDGEMENT

STATE OF TEXAS)
COUNTY OF COLLIN)

The foregoing Resolution was acknowledged before me on the 13 day of February, 2018, by
_ Ray C. Nerpel, President of the Board of Seis Lagos Community Services Association, Inc., on behalf of
said entity.

Christi Davidson

Notary Public in and for the State of Texas
My commission expires: June 13, 2020

[SEAL]

