



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

Minutes of the SLCSA HOA Meeting
January 8, 2018

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

Call to order 7:33 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Opening remarks by Ray Nerpel first thanking D'Ana Pedigo and Kevin Burrows for their efforts in cleaning and organizing the attic storage area and removal and donation of old or unneeded materials that been stored in the attic. Second, informed community that the annual safety officer training and dinner was held last evening, Sunday January 7, 2018. All safety officers were able to attend and participate in the session with Christi Davidson, Bruce Wolfe and myself. Third and finally, I wanted to publicly thank Mr. Bohnenkamper for the positive conversation and resolution with the SLCSA Board last month.

Homeowner Comments:

- 1) Don Colvin (T-09) made comments and suggestions regarding the safety officers not being seen at times and that other unspecified residents had commented the same to him. Mr. Nerpel expressed surprise, as this has been one of the key items that Christi has been working on with the safety officers and was again very clearly stated last evening that residents want and like to see the safety officers. Christi asked for specifics and it was mentioned that some safety officers are not easily seen. Mr. Nerpel expressed that was not his experience. Mr. Wolfe further shared a number of things that were covered on the training agenda including a consistency in conversation with contractors and visitors, as well as being visible to members of the community. Don was asked for names of other individuals that offered a complaint and he declined to share. It was stated if any member had an issue it was important that they offer that up to the Board as it is hard to correct a situation we don't know about. Mr. Nerpel asked Christi to re-emphasize the importance of being as visible as possible while on duty and Christi agreed

No further homeowner input.

Minutes:

Minutes were reviewed and a motion was offered to accept as written by Mr. Wolfe and seconded by Mrs. Overholt. Motion passed unanimously.

Treasurer's Report:

Treasurer's report for December 2017 was presented by Mr. Nerpel. Finances remain in very good shape. Overall expenses in December were about \$10,000 higher than normal. This is mainly due to payroll and December had three (3) pay periods, accounting for almost \$9,000 of the expense. Mr. Nerpel commented that the budget had been managed well by Christi and the Board and there was a significant amount of money remaining that was not spent. MS. Brigante pointed out that a portion of the overage was due the approximate \$28,000.00 payment from SLUD for the release from the balance of the lease agreement with SLCSA. The net result is we will be able to move approximately \$85,000.00 into the Capital Reserve account later in January. Dennis Verbeek asked if this \$85,000.00 would be added to the approximate \$71,000.00 in Capital Reserves and if so what would or could the funds be spent on? It was confirmed that \$85,000 would be added. There were several things that were offered as suggestions on where those funds would be spent including, new parking lots, eventual replacement of AC unit in Cabana, lighting in parking lots and circle drive. Mr. Verbeek thanked the Board for its diligence and appreciated the way things were being handled.

Committee Reports:

ACC meeting will be held next Sunday January 14 and any information will be available later that week.

Operations:

Mr. Wolfe continues to work with vendors on a potential AV upgrade and getting that information he needs for the Board to make the best decision on any update or upgrade to the sound system and any sound suppression.

All cleanup around Lago Piqueno is nearly complete and any other cleanup can be done as needed.

Mr. Verbeek asked if the bulbs were burned out or if there was something more serious with the lights on the circular drive in front of the clubhouse? Christi confirmed that the bulbs were burned out.

Old Business:

- 1) Mr. Nerpel asked Mrs. Overholt if there were any new updates – None at this time.
- 2) Doors to the guardhouse have been replaced and we are waiting for good weather for contractor to come back and paint.
- 3) Exhaust fan in Cabana pump room as been replaced and installed
- 4) Still need to secure a quote for emergency exit doors for the Cabana
- 5) Website is not quite ready and as Mr. Dronet is not here we will have an update soon.
- 6) Mr. Stevens asked about the status of the concrete pad behind the guardhouse. Mr. Nerpel stated the initial sight unseen quote was about \$2000 and when the concrete people came out to investigate the site, they requoted at \$3600. This is because of having to cut curbs, remove dirt and hire and extra truck for the job. Mr. Nerpel decided to hold up to further discuss with the Board.

New Business:

During repairs at the guardhouse that contractor pointed out that we needed to repair the electrical service in the north tower (exit side) near the guardhouse. He replaced the GFCI but the electrical service was in a dangerous state especially in the wet or rain. We are moving to get this repaired as soon as possible.

Adjournment

Motion made to adjourn by Ms. Brigante and seconded by Mr. Stevens.

Passed unanimously at 8:15 PM