



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

Minutes of the SLCSA HOA Meeting  
January 14, 2019

Board members present: Ray Nerpel (President), Neil Dronet, Kim Overholt, Melissa Pittana, David Stevens and Casey Stone. Kayla Hainer was absent.

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

Mr. Nerpel said that the Board had been invited to the Safety Officer training, Sunday January 27, at 6 p.m. here at the Clubhouse. Mr. Nerpel also said that, as published in the newsletter, there was a potential for curbside recycling and there will be an event to answer questions and sign up in the parking lot of the Clubhouse on Saturday, January 23.

Meeting Minutes

Mr. Nerpel offered motion to accept the Meeting Minutes for December; Mr. Dronet seconded. Motion passed unanimously.

Treasurer's Report

Mr. Nerpel offered a review of the financials; nothing to be concerned or excited about. The great thing is that we have more than \$175,000 in Capital Reserves. In addition to that we have an Income Reserve of \$54,179.77 and our mortgage continues to decrease and it is just over \$405,000. Discussion included the income from rentals of the Clubhouse and the Cabana. Net/Net of our finances is that we are roughly \$64,000 ahead of our end-of-the-year budget and that represents money available to add to Capital Reserves.

Operations

ACC: The agenda and paperwork associated with actions taken in last night's meeting are on the table, and also available in the HOA Office.

Community Events: Mrs. Davidson reported that six or seven boxes of toys were gathered as part the Christmas Toys for Tots event. Mrs. Overholt reported that: the recycle signup event will be Saturday from 10 am until 3 pm, weather permitting; the parking lot sale is scheduled for Saturday, March 30; the Easter egg hunt will be Saturday before Easter, April 20. We will be asking for volunteers.

Operations: Mr. Nerpel said that a resident had called to report that the spillway culvert on Hidden Lake has gotten blocked up and clogged. He explained how he and David Couron had cleared the clog. Mr. Nerpel also reported that we have at least two beavers in the lake and have called the

experts and they have set traps to remove them. Residents are reminded to leave the traps alone and, if a beaver is trapped, not to touch it. Just call and we will have the experts handle the traps.

#### Old Business

Mr. Nerpel reported on the permitting situation: Lucas will continue, on a voluntary basis, to do the permitting in the community but we are thinking that needs to be formalized. We will clarify that and update the Builders Packet. The Builders Packet was recently updated and filed with the county, but with these kinds of changes, we will do that again so that everyone is on the same page.

Mr. Nerpel asked for Residents Comments. A resident asked of the annexation action taken in the last SLUD meeting. Mr. Nerpel indicated that he understood that SLUD had declined to do the annexation.

#### New Business

Mr. Nerpel asked for project requests for the community. A resident suggested we put a fishing platform or small dock on Hidden Lake. Another resident had a suggestion for an electronic sign near the entrance of the community. Discussion followed of sending out a survey.

Mr. Nerpel offered motion to adjourn; Mrs. Pittana seconded. Motion passed unanimously. Meeting adjourned at 8:01 p.m.