



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

Minutes of the SLCSA Annual Homeowners Meeting  
June 12, 2018

Board members present: Ray Nerpel (President), Melanie Brigante, David Stevens and Bruce Wolfe. Mr. Dronet, Mrs. Overholt and Mr. Stone were absent.

Mr. Nerpel called the June, 2018 Annual Home Owners Association Meeting to order at 7:37 pm and led the Pledge of Allegiance.

Mr. Nerpel thanked outgoing Board members for their service:

Mrs. Brigante who has served two terms and was instrumental in getting the playground planned, budgeted and completed.

Mr. Wolfe has also served two terms and handled a myriad of behind the scenes: managing the beavers (who threaten our earthen dams), dramatically improved the AV/acoustics problems of the Clubhouse, upgraded the projector/communications in the building, responsible for reporting our dam conditions to the TCEQ (and the emergency action plans for notifying people downstream if one of our dams failed.)

Mr. Nerpel opened the meeting by reminding us that this is the Annual Home Owners Association Meeting and that we will be voting to fill four seats for the Board of Directors for the upcoming two-year terms. Mr. Nerpel invited those who have already declared candidacy to address the community and welcomed nominees from the floor. He reminded us that afterwards we would vote and that there is one vote per lot.

Mr. Nerpel (who is running for re-election) invited all the new candidates to speak first.

Mrs. Kayla Hainer said she had been in Seis Lagos for almost three years and instrumental with some of the holiday activities here, brought in Toys for Tots and would like to bring in more of those things and give back to our community. I don't have a lot of experience on HOA Boards but I do have a lot of experience with nonprofits. That is one of the things I do with CapitalOne Financials today I did a golf tournament to inspire me in the morning. She would take the voice of the community and bring it back to the Board.

Questioned of what she did at her job, Mrs. Hainer responded she trains 5200 people manages; what functions she would like on the Board, Mrs. Hainer responded no, she would like to be here on for the community, not involved in any one function in the community; of why she had wanted to be on the Board, she responded one was of some from the SLUD Board of people speeding in the community. Her own mail box has been hit and she had concerns for her daughter of the speed. She indicated that although she knows that the HOA doesn't control that, she hoped she could have some influence on how SLUD responses to problems with speeders; it was something that highly motivated her and her husband.

Her concerns of speeding were acknowledged by those present.

She was asked of her travel for her job and responded she has to travel once per quarter, everything else is local.

Mrs. Melissa Pittana indicated she was not expecting a speech. She's an independent real estate broker. Moved here October 2011 for the schools. I served as committee chair for Cub Scout Pack 358 in Lucas. I'm currently the popcorn kernel for Boy Scout Troop 1776 in Plano. I have a degree in Applied Math and offered to have homework help during the school year. My goal is to have the older students help the younger students and I'll be there just for support. Motivation for running is because she was upset that the Cabana was not available free of charge for tutoring. Ray did make the comment about not subsidizing a business regarding the cabana. He misunderstood the intent when another Board member pointed out the service was offered as a free service. Also expressed concern about the budgeting and if items could be managed more effectively and efficiently. Residents asked her these questions: have you read the Covenants (no); have you attended meetings before (one in six years); what experience have you had with HOAs (none). Mrs. Brigante commended her for her interest in managing the budget efficiently. She said, once you get in there and start analyzing how the figures and the expenses that we incur you will see that it is inline but it is good to see how it is monitored and controlled.

Mr.Nerpel was the last candidate. He stated he has lived in the community for 22 years and served three terms on the Board. The first two years were a bit of a surprise and the rest has been interesting and a lot of fun (most of the time). I love to be involved and have learned a lot. The people I have served with have updated/upgraded the Cabana, the pool service, the tennis courts, put in the sports court. In order to manage the communities finances we track down to the line item transactions to show how your dues and assessments are being spent. He stated he continues to be concerned with the speed in the community. Luckily, over the last few years, our relationship with SLUD has improved nicely so we communicate with SLUD and they are making some changes that hopefully will address your concerns. He asked for questions.

In response to a question of what positions he had held on the Board, Mr. Nerpel responded he has been a Director/Board Member. He is retired and has the time to pursue work assigned by the Board. He discussed the regular Board meeting and the planning meeting (no votes are taken in planning meetings.)

Mr Nerpel was asked of what he saw of coming projects. He answered it is likely that dues will not go up. The are projects he has seen we might consider: the railroad ties around the sand volley ball pits are tired – was were those around the old playground – and might be upgraded. More park benches around the dam on Lago Grande might be nice but we really look to you for

how we should spend money. Something that is visible and makes the property values nice is something we work hard at keeping for the community attractive. In response to a question of Clubhouse parking, Mr. Nerpel indicated we had looked at restriping the area and would work with SLUD to tie a redo of the parking lot into their road work in order to get better prices for concrete purchase. In response to another question about adding a bicycle lane to Seis Lagos, Mr. Nerpel agreed to talk to SLUD (on roads other than Riva Ridge) about a bike lane but noted that they (SLUD) would have to consult with their counsel on that.

Mr. Nerpel asked for nominations from the floor. There were none. Mr. Stevens moved to accept the nominees. Mr. Nerpel asked those who had signed in to vote for candidates.

While the votes were being counted, the regular meeting resumed.

Mr. Nerpel asked for Residents Comments. Mrs. Brigante thanked everyone for coming and hoped they would come to future meetings.

Mr. Nerpel offered the minutes of the June meeting; Mr. Stevens seconded. The minutes of the June meeting were approved unanimously. Mr. Nerpel also, reported on the community's financials: how much, and why, we put money into the capital reserve fund, the amount of our assets and accounts receivables and liabilities, our cash flow statement, payroll taxes, the mortgage on the Clubhouse - and that we pay an extra \$1,230 each month to pay the building off six months early. This month our expenses were \$36,600, we budgeted \$42,000 and we are almost \$27,000 under budget this year (to date). We have roughly a \$600k annual budget and it costs between \$36k and \$45k a month to keep this community running.

Mr. Nerpel asked for questions about our finances; there were none.

ACC: Mr. Nerpel said the ACC meeting paperwork (from last Sunday's meeting), and documents associated with that meeting, and other ACC actions, were available on the back table and will be available from Christi, in the HOA Office.

Activities, Christi Davidson summarized the activities planned for the Wednesday, July 4<sup>th</sup> Celebration.

### Operations

Mr. Wolfe reported that a beaver has been spotted on Lago Escondido and the Texas agricultural agency has been notified. The beaver has already taken down one tree; worse, beavers tend to burrow into the dam and burrowing into the dam can weaken the dam.

### Old Business

Mr. Nerpel reported that landscaping around the Clubhouse and parking lot have been completed. One of the upgrades, replacing the lighting around the swimming pool with LED lights, is about to start.

### Election Results

Mr. James announced that the votes have been counted and those results are: Kayla received 29 votes, Ray at 26 votes, Melissa 13 votes.

The Board adjourned into Executive Session to determine officers for the coming year. The Board reconvened into Open Session at 9:28 p.m.

By general consent, the SLCSA Board assigned two of the positions for 2018-2019 as follows:

Ray Nerpel – President  
David Stevens – 1<sup>st</sup> Vice President

Mr. Nerpel asked for a motion to adjourn; Mr. Stevens seconded. Motion passed unanimously. Meeting adjourned at 9:29 p.m.