



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

Minutes of the SLCSA HOA Meeting
March 11, 2019

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

Call to order 7:30 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel asked for Residents Comments. The Staple family requested that the Board approve a move of their new swimming pool fence (scheduled to be installed in April) from the bottom to the top of the berm T-25, onto HOA property. This would allow them to maintain that marshy slice of HOA land better and lessen the possibility that someone would use the berm to get over the fence and into the swimming pool. If SLUD needed to get access, the fence would be taken down and put back up at the expense of the homeowner. Mr. Nerpel asked “essentially give you an additional 10 to 15 feet on that line of your property”. Discussion followed on what happens if the property is sold, if a structure is added to the property, other examples of where similar situations exist inside Seis Lagos. Photographs of the property were shown, the drainage problems with the HOA common land now, what maintenance issues will the HOA have in the future when any fence is installed, the visual impact of a fence in either location. Mr. Stevens noted that once the fence is installed on the common land, the SLHOA would be the owners of the fence. After discussion, there was support for the move but the Board will have to do diligence and check with our lawyers.

Mr. Stevens offered a motion that, provided we can come up with the appropriate legal documents and approvals, that we approve the relocation of this new fence. Mr. Nerpel seconded. Motion passed unanimously.

Meeting Minutes

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

Treasurer's Report

Mr. Nerpel offered a review of the financials; pointing out that the mortgage on the Clubhouse is now under \$400,000 and that payments on the principle for the year should be about \$46,000. Our total cash is a little over \$433,000 and the total reserve accounts are just under \$300,000.

Operations

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

Community Events: Mrs. Overholt reported the parking lot sale is scheduled for Saturday, March 30 (back up date: April 6th); five spaces have already been sold. D'Ana is coordinating this and will have the American Kidney Fund pick up the discards afterward. The Easter egg hunt is Saturday, April 20. On April 1st D'Ana will have eggs available for pickup; you can pick up the eggs and take them home for stuffing or you can drop off candy and we will stuff them. Christi has been lining up vendors for the 4th of July; we will have our face painter back and the food trucks have been secured.

Operations: Mr. Nerpel said our lakes have been infested with beavers and they have done damage both to trees and the dam on Hidden Lake. We have called our engineers, Freeman-Millican, and they confirmed there is some damage. As soon as we get a little more information, we are going to have someone come in and do remediation where the beavers burrowed into the dam. In the meantime, we will be careful about seepage – and there has been none of that – until we can get dirt/clay fill packed into the damaged areas. In our reserve, we have the money to repair the dam but this has impacted the timeline in our plans to go forward with a dock on Hidden Lake.

Old Business

Mr. Nerpel said he and Andy and Fred Bivens and John Spencer have spoken with the City of Lucas and that the City of Lucas will continue to do the permitting and inspection process for Seis Lagos. The Builders Packet is being updated to give guidance to the homeowners and builders in Seis Lagos as to what needs to be permitted.

Mr. Nerpel reported that the upgrades to lighting in front of the Clubhouse has been completed and invited all to inspect it, adding that it looks gorgeous. It also includes the memorial so that we have lighting on our flags in front of the Clubhouse.

Mr. Nerpel reported that we will be beginning the landscape projects that we voted on last month: planting Bald Cypress around Lago Grande and the work that needs to be done near the exit to the community. Benches and trash cans have arrived; we are getting ready to get those assembled and installed. We are still evaluating other community improvements and we need to start the evaluation process of the berm on 1378 south on Seis Lagos Trail, the gaps, and of what we have there now and what we need to include. Mr. Nerpel asked for assistance and several Board members volunteered to help.

New Business

Mr. Nerpel asked that we discuss and vote on removal and replacement of the inclined treadmill with a Sprit brand unit, a commercial unit, at a cost of \$3,546.85 per unit. Do we need to get two units? If so, there is a discount of \$500+. Discussion followed: the inclined treadmill is the most used piece of equipment in the exercise room and of the warrantee. Mr. Stevens offered a motion that we purchase two treadmills, at a cost not-to-exceed \$6,500, installed. Mr. Dronet seconded. Motion passed unanimously. The funds for this will come from Capital Reserves.

Mr. Nerpel offered motion to adjourn; Mrs. Overholt seconded. Motion passed unanimously. Meeting adjourned at 8:26 p.m.