



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

Minutes of the SLCSA HOA Meeting  
March 12, 2018

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

Call to order 7:37 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel said that he had been contacted by a resident who was interested in more recycling opportunities for the community. She asked for the opportunity to come to next month's HOA meeting to work others who would like to help with that, especially obtaining curbside recycling. Mr. Nerpel indicated that he knew that there were members of the Board also interested in community recycling. The Board could not enter into a contract to for recycling but the Board would assist residents with identifying options. Mr. Nerpel had checked with SLUD to make sure there would not be conflicts with SLUD (there would not but SLUD would not be able to sign contracts for the community either). Neither board would stand in the way of residents pursuing their options on a person-to-person, for-fee service. Residents of the Lucas area are also pursuing recycling options and we might be able to participate with them. The Board wanted everyone to know that that option may be available in the future.

Mr. Nerpel wanted it noted that this is the first month we have implemented the increased Late Fee assessment. It will impact only those who pay their fee late, no one else.

Mr. Nerpel asked for Residents Comments. There were none.

Meeting Minutes

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

Treasurer's Report

Mr. Nerpel reported the only thing out of the ordinary in February was that we charged maintenance for the replacement of the Cabana doors. As usual, the mortgage is coming down nicely. Actual income is down a little (Clubhouse rent was a little low.) Salaries were down (3 week month.) LP gas bill was a little high. We are well within our expenditures.

## 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.

Lake and Tree Cleanup: There was a little bit of cleanup because of all the rain but our budget allows us to get stuff like that done.

## Old Business

Mrs. Overholt reported on activities:

- the Grief Support Group has the Cabana reserved from 3:00-4:30 the afternoon of Saturday, March 24<sup>th</sup>;
- the Easter Egg Hunt will be held Saturday, March 31<sup>st</sup>;
- the Parking Lot Sale is April 14<sup>th</sup>,
- preparations are underway to make our 4<sup>th</sup> of July a success.

Mr. Nerpel reminded us that all of these activities are community sponsored and volunteers are encouraged - and desperately needed - to make all these events a success. Please, if you have any time to volunteer, please contact Christi.

Mr. Nerpel reported the Clubhouse has been repaired, the insulation has been upgraded and the fitness and poker rooms all are now open. We had to upgrade the insulation not only in the back but thru the whole building (where we had deficiencies in the insulation). Our insurance covered everything except where the additional insulation was needed, at a cost of approximately \$1,100.

Mr. Nerpel mentioned the emergency doors in the Cabana have been installed.

Mr. Nerpel reported the wrought iron fence around the pool is ongoing. The pool's shade structure is to be installed the first week of April. The concrete pad behind the guardhouse has been installed and is curing.

## New Business

Mr. Nerpel asked for a discussion and vote on an audio/video upgrade and sound solution for the Clubhouse. The sound solution will consist of hanging approximately 1000 square feet of sound absorbing panels from the ceiling, similar to:



This should greatly improve the intelligibility of conversations and significantly decrease crowd "noise" during parties. The cost was only slightly higher than Ball Room carpet tiles, but the long term maintenance would be significantly less.

The AV upgrade will consist of a new, brighter projector, a wall mounted, SIMPLE TO USE, remote control, two methods to stream audio/video/computer into the existing AV system and

simple streaming capability added to the Office Conference Room wall monitor. Installation and training is included.

Mr. Nerpel moved to make available not-to-exceed \$20,000 to complete the A/V and sound suppression project. Mr. Stevens seconded. Motion passed unanimously.

Mr. Nerpel asked for a discussion and vote on replace the lighting around the Clubhouse driveway and around pool area. This would replace current light fixtures - not the poles - with LED lights. Mr. Nerpel moved to make available not-to-exceed \$2,500 to replace the eight lights (four near the clubhouse driveway, three down by the pool and one near the sports court). Mr. Wolfe seconded. Motion passed unanimously.

Mr. Nerpel said we are looking to upgrade the security cameras at the guardhouse and the cameras here in the clubhouse that are not high definition. We have received one quote, a little high and are seeking more quotes. Discussion followed on the costs of “license plate” cameras (for the guard gate area) and options for the clubhouse and pool area. The existing lights in the parking lot do not belong to SLCSA, they are owned by ONCOR. SLCSA can buy and install lights in the parking lot, and that may be considered in the future if the parking lot is redone.

Mr. Nerpel has also received a quote (of approximately \$800) to replace the two park benches near the playground. The new benches would be plastic coated metal and their cost would be booked against Capital Reserve. Discussion followed on the use of Capital Reserve, this year and last and the funding of Capital Reserve (\$6,500/month and last year’s surplus of \$85,000 was also transferred to Capital Reserve.)

Mrs. Brigante offered motion to approve not-to-exceed \$900 to replace the two park benches near the playground. Mr. Nerpel seconded; motion passed unanimously

Mrs. Overholt reported that two residents have complemented the installation of the new trashcan near the dock on Lago Grande and another neighbor has requested that another be installed near the other dock.

Mr. Dronet reported on the traffic on our new Seis Lagos Website.

Mr. Nerpel offered motion to adjourn; Mrs. Overholt seconded. Motion passed unanimously. Meeting adjourned at 8:28 p.m.