



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

Minutes of the SLCSA HOA Meeting
May 14, 2018

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

Call to order 7:35 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel reminded us that if work needs to be done outside of the 10-foot perimeter around one's home, approvals/requests need to be filed with the ACC.

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

Meeting Minutes

Mr. Nerpel offered motion to accept the Meeting Minutes for April, as corrected; Mrs. Overholt seconded. Motion passed unanimously.

Treasurer's Report

Mr. Nerpel reported \$210,000 in our Reserve accounts, \$156,000 in Capital Reserve and an Income Reserve. Our largest liability is the mortgage on the Clubhouse and we pay an extra payment each month so the mortgage will be paid off in 2023. Discussion followed on the practice of contributing to the reserve accounts. Mr. Nerpel added our Accounts Receivables is quite low: \$285. For the month of April, we had budgeted to spend \$41,600; we spent \$35,000 and, for the year, we have spent \$18,000 less than what we had budgeted.

Operations

ACC: Because of the Mothers' Day holiday, the ACC meeting was postponed this month's meeting until next Sunday.

Activities, Mrs. Overholt:

- All 4th of July events will be held on Wednesday, July 4th. This year there will not be bingo but there will be a parade, petting zoo, a DJ by the pool, bounce houses, snow cones, food truck, a gaming truck, face painting and more.

Mr. Nerpel reported that a fireworks show would cost about \$1,000 a minute and a minimum show would cost about \$8,500 and we passed because of the cost.

Old Business

Discussion followed of the improvement in the acoustics of the Clubhouse now that the new sound control panels have been installed, thanks to Mr. Wolfe.

Dave Bulleit discussed (and showed pictures of) problems with a neighbor's pool that have been occurring for years. One of our neighbors drains his swimming pool onto the property of others. As you may remember from this time last year, our neighbor's swimming pool is not maintained through the year, has algae bloom (which has an odor) and, in the summer, when the neighbor wants to use the pool, he drains the algae-water out and it flows downhill from his property and then onto the property of others. This year he was a little bolder, he had a corrugated hose coming out of the pool, out through his backyard, draining down the hill, impacting the Eakins, coming down impacting the Bulleits, then down impacting the Ayers, before impacting the Swykerts and beyond. This draining goes on over three or four days, brings down dirt and other material and then there is standing water for another three or four days before it dries out again. Discussion followed of the actions beginning taken by the HOA and SLUD to correct this problem.

New Business

Mr. Nerpel described the landscaping repair work we would like to have completed before the 4th of July. Mr. Nerpel moved to make available not-to-exceed \$1,650 to complete the landscaping around the clubhouse and parking islands. Mr. Dronet seconded. Motion passed unanimously.

Mr. Nerpel offered discussion of one of the fitness machines in the exercise room. The machine was donated when the building was first completed; the machine is no longer made; when it needs repair, all the repairs are custom and expensive. The machine is used often and needs repair often. Mr. Nerpel asked Christi to research our replacement options.

Mr. Nerpel offered motion to adjourn; Mrs. Overholt seconded. Motion passed unanimously. Meeting adjourned at 8:29 p.m.