



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

Minutes of the SLCSA HOA Meeting
November 13, 2017

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

Call to order 7:38 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel reported that the Board has been working on the 2018 Budget. The final results, discussion and vote will be taken during the December 2017 meeting.

Mr. Nerpel said there has been consternation about the use of dirt bikes and 4-wheelers in the community. The Covenants are quite clear on that and we are working to address the violators. Most of the times we have been able to contact the violators and, for the most part, people have been very accommodating in understanding the Covenants and abiding by the rules. There have been some that have not; there may be more stringent enforcement coming forward on that.

Mrs. Overholt commented that vehicles, more specifically, golf carts never obey the stop signs. Could the Board also communicate to all residents that all vehicles, all vehicles, must obey the street signs, stop signs.

Mr. Nerpel agreed and said that there had been incidences in the past month where he had stopped some kids, and then gotten the safety officer involved, talked to the parents, and there were consequences to the kids involved. Discussion followed: perhaps we should have a Golf Cart Safety course? Should we require all moving vehicles on the streets to be registered, have a sticker to identify them? Mr. Nerpel agreed to contact our lawyers about the idea of putting stickers on the vehicles.

Mrs. Overholt suggested an easy way to move into it would be to put something in the Newsletter, "Rules of the Road" reminders and their importance for safety.

Discussion followed on when / where 4-wheelers are allowed to be driven in Seis Lagos and how they are actually being driven.

Mrs. Brigante added that residents are concerned that young children and children in golf carts are trespassing into homes under construction and asked that that be added to the newsletter. Mr. Nerpel agreed.

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

Mrs. Brigante offered motion to accept the October Meeting Minutes. Mr. Wolfe seconded. Motion passed 6:0; Mr. Nerpel abstained.

Treasurer's Report

Mr. Nerpel reported our finances remain in good shape. We continue: to feed our Capital Reserve fund; the mortgage continues to drop significantly; our cash flow continues as normal; our operating budget is normal. SLUD has settled to withdraw from the rental agreement on their space in the Clubhouse. The Fishing Derby went over budget (81 cents) and the Halloween party was under budget. Based upon how things are now, we have a very good chance to put a significant amount into our Capital Reserves this year.

Mrs. Brigante asked if we have any outstanding amounts from the legal fees from the lawsuit against us. Mr. Nerpel said no, all our legal issues have been put to bed and LGD has dropped us from the lawsuit.

Operations

Mr. Nerpel: Information from the last ACC meeting is on the table and available in the HOA Office.

Mr. Wolfe has requested quotes from two other companies to improve the acoustics in the Clubhouse.

Old Business

Mrs. Overholt reported we had a successful Halloween party that was very well attended. We had a successful Cake Walk. We are planning for the Christmas Party. We will have pictures with Santa, and hot chocolate and cookies.

Mrs. Overholt commended those that helped with the events. Emma Overholt and Emma Landry ran the Cake Walk. Pam Nerpel and Emma Landry prepared the desserts. A special thank you to Pam Nerpel for her endless and tireless help and organization with the Cake Walk and the Halloween Party and making sure everyone won something. The Emma's were very helpful, as was Christi's neighbor, Paul Harrington who provided the sound system.

Mr. Nerpel said that SLUD signed the lease termination; we have payment and most of the keys. That room is now ours and we can use it as appropriate.

New Business

Mr. Nerpel: we are going to update the pool filters and replace three old pumps with variable speed pumps at a cost of \$5,575 with a two-year warrantee and 90 day warrantee for labor. What that will do is replace the lap pool filter with a commercial sand filter - an American-made pump that is easier to get parts for – and a quick return-on-investment. Discussion followed of the timing of the contract: would the warrantee last through the summer months when the pumps would be in operation? What would be the potential for freeze damage?

Mr. Nerpel offered a motion to authorize not-to-exceed \$6,000 to replace 3 pool pumps. Mrs. Brigante seconded. Motion passed unanimously.

Mr. Nerpel has also contacted a contractor to replace the guardhouse doors, which are rotten, and to get a quote for a parking pad behind the guardhouse and also to replace the doors in the Cabana, as the Fire Marshall recommended for the Cabana.

Mr. Dronet reported that we are switching posting providers to give us a bit more technical advancement and to give Christi more power to update the Website. We have also acquired the domains of SeisLagos.org and SeisLagos.net. He will be migrating the sites over and hopes to have that migration done in January. The two-year contract will cost us approximately \$216 and allow us to do searches. Mr. Nerpel added the interim designs he had seen were so much better than what we have now.

Mr. Nerpel moved to adjourn the meeting. Mrs. Overholt seconded. Motion passed unanimously. Meeting was adjourned at 8:15 p.m.