



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

Minutes of the SLCSA HOA Meeting
October 8, 2018

Board members present: Ray Nerpel (President), Kayla Hainer, Kim Overholt, Melissa Pittana, David Stevens and Casey Stone. (Neil Dronet joined the meeting at 8:06 p.m.)

Call to order 7:32 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Meeting Minutes

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

Resident Comments

Mr. Nerpel asked for Residents Comments. Resident, Adam Krolnik reported that the timer for the tennis court lights seems to be broken.

Discussion followed of the new speed bumps.

Don Colvin asked when the new house being built near the Clubhouse will be finished; not a lot of work being done on it. Discussion followed: builds are supposed be finished within a year and the penalty for not finishing within a year is that the City of Lucas will not return the builders permit fee. Mr. Nerpel indicated he would check with Andy, and the City of Lucas to see what can be done to move the process along.

SLUD 25-32 minutes

Brett Faucett, President of the Seis Lagos Utility District, provided an update on SLUD's work to participate in a regional sewer system solution. We have entered into the agreement with Wylie NE Water District, City of Wylie and an initial estimate of \$800,000 for our part of the cost of the mainline we would share with the Huffines Development (Inspiration) and the City of Murphy. Last week, the estimate had risen to over a million and SLUD is negotiating that price, but we will probably see a rise in our sewer rate. Discussion followed on the alternative routes, and necessary easements, to get the new super-line through Seis Lagos and Brockdale and over to the Huffines Development and future operating costs and alternatives. Either way (join in a regional solution or continue to operate the present sewer system), sewer rates will probably be elevated in the future. Time line, after agreements are reached, is about two years.

Recycling Options

Mr. Nerpel indicated one of the companies that had considered offering recycling service to Seis Lagos has contacted the HOA about offering that service to the community. The HOA is willing to provide communication assistance to that company but the company will remain responsible for its own marketing and sales efforts.

Treasurer's Report

Mr. Nerpel said the water bill was a higher than usual and we had checked for leaks and with SLUD to make certain it was correct, and it seemed to be, and we will continue to watch it. Our financials remain in good shape and we will be able to make a substantial contribution to the Capital Reserve fund at the end of the year, in addition to what we have been setting aside each month.

Operations

ACC: ACC meeting will be next Sunday. The agenda and paperwork associated with actions taken in that meeting will be available in the HOA Office on the following Monday.

Activities: Mrs. Overholt reported on the success of –

- National Night Out was held Oct. 2nd. Chief Deputy Kelly Stone, father of Board member Casey Stone was here to represent local law enforcement. Two First Responders from the Lucas Fire Department were here, brought a fire truck that the kids enjoyed climbing in and around. Thank you to all the members of the Seis Lagos community who came out to meet and show their support for our local fire department and sheriff.
- Annual Seis Lagos Fishing Derby held on Oct. 6th, was a huge success. Last year we had 19 young anglers participate. This year 30 boys and girls registered. We met at 8 am on the Lago Grande Dam to kick off the morning with worms and donuts. Participants could fish in any of the six lakes and a variety of fish were caught: bass, blue gill, crappie and catfish. A little after 11:00 we gathered on the dam to eat pizza and cookies and the winners were announced and prizes awarded. Our Youngest Angler was Addie Carol, 8 months old, who caught one big fish - but it was a big one! Biggest Fish was an 18" bass caught by Brantley Bruner. Amelia Peebl caught thirteen fish, the most fish caught. Micha Laird caught the most turtles; he caught six turtles, one of which was 9 inches long. The smallest fish caught was 2 inches caught by Brooklyn Friesen.

Thank you to D'Ana Pedigo, Kevin Burrows, and Edi Otts who helped before, during and after the event.

The next big community event is the Halloween Party. The Clubhouse is reserved on Saturday October 27th from 3 – 5 pm event. The cakewalk will run from 3 until 5, with a break for the costume contest at 4 pm. We will have the face painter here from 3 until 5. Please consider donating to the cakewalk. Items may be homemade or store-bought. We are specifically looking for 4-paks of cupcakes, candy apples, small cakes, brownies or cinnamon rolls in pans 9 inches or smaller, cookies packaged or in small platters. Our goal is to have the cakewalk prized packaged to go and not so big they have to be divided and repackaged. Volunteers needed to help run the music for the cakewalk and help the face painter with crowd control. This is a great way for teens to earn community service hours.

A gentle reminder to the community: all Seis Lago special events are family events. Parents are responsible for their children at all times. There should be no unattended children or young teenagers at these events. We reserve the right to ask any unattended child to leave the event and return with a parent – if the parent intends to stay at the event with the child.

Operations: Mr. Stone reported the water is up in all the lakes (because of the rain). There are a few branches down but they are all looking good. Mr. Nerpel mentioned that there had been a report of blue-green algae but all the rain seemed to have flushed it out.

Old Business

Mr. Nerpel reported that the fitness equipment has been ordered and we are just waiting for it to arrive sometime between the 15th and 20th of this month.

New Business

Mr. Nerpel asked to discuss and to vote to purchase and install three signs in the amount not-exceed \$1,625. The original signs were damaged, bent and torn from their attachment bolts. These signs are the “No ATV’s in the Common Areas” signs. If this is approved, the expense will come from Capital Reserves. Some of the signs were bent in a U-shape around the pole that they were on. These metal signs were torn from their bolts and discarded on the ground.

Mr. Nerpel offered motion to appropriate not more than \$1,625 to acquire and install three signs; Mr. Dronet seconded. Motion passed unanimously.

Mr. Nerpel offered motion to adjourn; Mrs. Overholt seconded. Motion passed unanimously. Meeting adjourned at 8:47 p.m.