



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

Minutes of the SLCSA HOA Meeting  
September 11, 2017

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

Call to order 7:33 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel spoke with respect on the tragedy that happened sixteen years ago on this day, the 9/11 attacks.

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

Mr. Nerpel offered motion to accept the August Meeting Minutes. Mr. Wolfe seconded. Motion passed unanimously.

**Treasurer's Report**

Mr. Nerpel reported on the financials for the month and year-to-date. Last month he had reported that just under \$12,000 remains in our storm damage account (from the hail storms of last year); all the repairs have been completed, and we will move that money to our capital reserve account. Other than that, we were reimbursed for some legal fees, nothing extraordinary this month.

**Operations**

Mr. Nerpel: Information from the last ACC meeting is on the table.

Mr. Wolfe has had some discussions with the AV folks of the acoustics in the Meeting Room and they are going forward.

Discussion followed on Emergency Action Training (for the dams), steps that will be taken next, and that the recent rains in Houston (24 inches in 24 hours) is what the Seis Lagos dams were designed to handle.

Dennis Verbeek asked about taking down the old signs around Seis Lagos. Mr. Nerpel indicated some are managed by SLUD but that he would talk with Christi about those that belong to the HOA and could come down.

### **Old Business**

Mrs. Overholt spoke of upcoming community on events: National Night Out on October 3rd and the Seis Lagos Fishing Tournament on October 7<sup>th</sup>; BYOB: Bring Your Own BAIT! There is no registration fee, but kids should check in at the Lago Grande Dam at 8:00 am. There will be pizza and drinks and awards for Most Fish Caught, Largest Fish, and Most Turtles etc. Return with your scorecard between 10:30 and 11:00 am. Pizza and Awards will be at 11:00. Halloween Party at the Clubhouse, Saturday, October 28<sup>th</sup>. We have a Face Painter booked from 3:30-5:30. We are organizing a Golf Cart Decorating Contest, Trunk or Treat in the parking lot. There will not be a Fall Parking Lot sale. There will be one in Spring 2018.

### **New Business**

Mr. Nerpel said the HOA has been in negotiations with SLUD for the termination of the lease for the Clubhouse office space that SLUD had rented. We should have that squared away this month. Mr. Stevens asked that we take an official vote on that so the matter could be all squared away this month. Discussion followed on the draft settlement that had been offered to SLUD.

September 06, 2017

Brett Faucett  
President – Seis Lagos Utility District (SLUD)  
2730 Country Club, Suite E1  
Lucas, TX 75002

Via Email

Brett:

Re: SLUD Lease – Termination Agreement

After discussions between you and me as well as consultations with our respective board members we have agreed to the following regarding the lease for space the Seis Lagos Utility District (SLUD) has in the Seis Lagos Community Services Association (SLCSA or HOA) clubhouse.

1. The current lease has a termination date of September 30, 2020 with monthly lease payments in the amount of \$1177.00 and,
2. In consideration of a single one-time payment equaling 24 months payments in the amount of \$28,248.00 and,
3. SLUD will rent the clubhouse at the nominal rate for the monthly SLUD board of director's meetings (cleaning fee will be waived in consideration of returning the room to the original condition).
4. In consideration of and receipt of the single payment in full of \$28,248.00, SLCSA will terminate the lease on September 30, 2017 and release the Seis Lagos Utility District from the remainder of the current lease with the Seis Lagos Community Services Association.

Mr. Stevens moved that we accept. Mr. Wolfe seconded. Motion passed unanimously.

Mr. Nerpel mentioned that we are updating our Seis Lagos Website. Mr. Dronet showed some of the proposed pages, the new automated links and additional photos. Discussion followed on the Website address, additional pages and an improved hosting agreement.

Dennis Verbeek and D'Ana Pedigo mentioned some of the lights in the parking lot need to be checked; the lights are not focused as they should be. Discussion followed on replacing them with LEDs, consolidating the types and colors and other alternatives.

Mr. Nerpel moved to adjourn the meeting at 8:12 PM; Mrs. Overholt seconded. Motion passed unanimously.