



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

**Minutes of the SLCSA HOA Meeting  
November 14, 2016**

Board members present: Ray Nerpel (President), John Davidson, David Stevens and Bruce Wolfe. Lisa Jones, Parker Keane and Melanie Brigante were absent.

Call to order 7:36 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel reported the online bill pay is setup and working, except for 5 residents and we working on that. There is a fee accompanying the online bill pay, but it is, in some cases, the cards of some residents are off-setting the fee.

Mr. Nerpel also reported that the 2017 Budget planning is nearing completion and that we will not have to have an increase in dues in 2017.

Mr. Nerpel asked for Residents Comments.

Tom Siewert asked of the special meeting on the special meeting of the ACC next evening, more notice would be appreciated and more specifics of why we were meetings –especially with managing contractors and the performance bonds that need to be posted for contractors who do not fulfill their contractual obligations; and that perhaps the performance bonds should be increased. Mr. Nerpel indicated we had hoped to get the notice out sooner but we weren't confident that everything would happen, and we needed to pay attention to our legal counsel of how to proceed with both the meeting and performance bonds, but that he did agree with Mr. Siewert's thoughts. And now, after we had set up the public meeting for Mr. Deberry, the Board had gotten an email from him stating he would not be able to attend. Discussion followed on the state of Mr. DeBerry's lawsuits against both the HOA and SLUD.

A resident requested a review of the number, and placement of, Handicap Parking spaces. Mr. Nerpel agreed.

Meeting Minutes

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

## Treasurer's Report

Mr. Nerpel reported: our mortgage is dropping considerably as we make an extra payment every month. At the end of the month, the capital reserve fund is about \$74K, that includes approximately \$19,500 that is designated for the playground fund. Our Income Reserve account is at about \$39K and that amount goes up approximately \$1,500 a month. Our goal is to have about one month of dues banked for unforeseen contingencies, \$48-\$49K. We are about \$90K ahead of budget for the year. This will be the budget that we work with for 2017, tweaking a few items like maintenance costs. Dues will not be raised next year.

## Operations

ACC: The paperwork for yesterday's ACC meeting is on the table and will be available in the HOA Office.

Maintenance: Mr. Nerpel updated us on the light bulb replacement, sports court maintenance and guard house hail storm repair.

## Old Business

Mr. Nerpel reported that the maintenance of the interior of the guard house is complete: painting, new counters and new flooring - and the costs were about \$3,000. Next we will look at replacing the entry doors to both the guard house and the Cabana. A resident offered the suggestion that the western window of the guard house be replaced with a bay window to improve visibility to the guards and that the exterior lighting be modified also to help the guards.

## New Business

Mr. Nerpel reported that the Board had decided several years ago not to continue to repair the fence by 1378; the cost then was \$45,000 to replace it and \$15,000 just to tear it down. This year, when the insurance company settled \$10,000 to repair the fence after the hail storm, the Board voted, by email, to repurpose \$9,000 of the hail storm insurance money to purchase two new shade pergolas instead. The pergolas have concrete floors and one measuring 12x20 has been placed between sports court and tennis court and the other, 12x12, has been placed near the playground. Mr. Nerpel made a motion to formally approve the repurposing of \$9,956 to build these pergolas. Mr. Davidson seconded. The motion passed unanimously.

Mr. Wolfe offered motion to adjourn; Mr. Davidson seconded. Motion passed unanimously. Meeting adjourned at 8:27 p.m.