
Board of Directors Present:

President: Jerod Hangartner
Vice-President: Nick Calautti
Secretary/Treasurer: Jeff Henderson
Director: Scott Hengemuhle
Director: Omar Naji (*Not in attendance*)

District Staff Present:

Superintendent – Dewane Clark
Customer Service – Chris Windsor

Others Present:

Len McManus PE, LI – Engineer

1. Call to Order

- A. Meeting called to order by President Hangartner, at 7:05PM.
- B. A quorum was present, and it was determined all legal requirements had been met for posting of meeting notices.
- C. Reminded all in attendance to silence all electronic devices.

2. Citizen Input

There was no citizen input at this meeting.

3. Reports

- A. Office Report – Chris
 - a. Utility management software updates user security with two-step user authentications. Will begin this process with new users who sign up, not for current users.
 - b. QR code on statements and business cards passed out to homeowners and new residents have increased online billing and bill pay from 52% participation to 62.7% participation since June 2021 roll out of program.

Discussion:

- 1. Fees paid by customer for paying online with e-check and credit card. Fees not held or collected by the District, go directly to the vendor.
- 2. Issues with District phone caller ID reading private and not Seis Lagos Utility District. Staff directed to investigate and correct issue.

B. Operator Report – Dewane

- a. Samantha Trail Lift Station – Failure during ice storm and technicians came out to repair.
- b. Pump Station Project – Complete, except for a few punch list items needing completion.
- c. Sewer Project – Ongoing,

Discussion:

- 1. 99 Riva Ridge drainage issue. District will clean up silt and runoff if it erodes street.

ACTION: None

4. Consent Agenda

A. Approval of February 22, 2022, BOD Meeting Minutes and Seis Lagos Utility District Financials for February 2022.

MOTION: President Hangartner motions to approve February 22, 2022, BOD Meeting Minutes and Seis Lagos Utility District Financials for February 2022. Secretary/Treasurer Henderson seconded the motion, the motion passed unanimously.

Regular Agenda

5A. Seis Lagos Trail Update

Discussion: Len McManus PE, LI from McManus and Johnson Consulting Engineers, LLC reviews Seis Lagos Trail Project with BOD. Finalization of median aesthetics, lane widths, tree protection - root barriers and/or chemical treatment, and final estimated costs of \$3.2 million. Estimate is from front edge of the guard gate to the edge of the first roundabout. Vice-president Calutti requested consideration be given within the design for bollards to be placed in the proposed median walkway to prevent golfcarts on proposed walking trail.

Director Hengemuhle brought up speeding and safety and inquired about rumble strips placed within the district to deter speeding. Secretary/Treasurer Henderson will inquire with the City of Garland if their speed testing facility is still operational for testing options.

President Hangartner inquired about the sourcing of a traffic engineer. Superintendent Clark advised staff are in the process of sourcing said engineer.

Vice President Calutti inquired about the HOA being able to bid for parking lot and driveway repairs. Len McManus advised their request can be submitted as an alternate bid.

ACTION: Staff directed to move forward with proposed layout.

5B. Wastewater Treatment Plant Equipment Procurement

Discussion: Superintendent Clark advised BOD sewer treatment plant lost a bar screen due to failure from overload due to wipes collecting in the system. Requesting the procurement of a replacement bar screen for the inlet of the sewer plant out of Bond funds.

MOTION: President Hangartner motions to approve an unbudgeted capital expenditure of \$55,000 out of Bond Funds for the replacement of a bar screen for the wastewater treatment plant. Secretary/Treasurer Henderson seconded the motion, the motion passed unanimously.

5C. Community Roads and Parking Areas at Clubhouse

Discussion: President Hangartner requests the ramp leading to the exercise room and poker room area be added to the scope of work for the estimate for the HOA when the time comes.

ACTION: None

5D. Guard Shack & TxDOT Planning Meeting update

Discussion: Vice-President Calautti missed TxDOT meeting and will attend next meeting. Vice-President Calautti is studying the ingress and egress statistics of cars coming into the District. Advised 5000 vehicles (delivery vehicles and visitors) in January coming into the District discussed traffic coming into the District. HOA is compiling the data for analysis for wait time at the guard house.

ACTION: None

5E. Rates and Rules 1.17

Discussion: Chris and Dewane advise the BOD of the problems experienced by staff with homeowners not contacting staff when moving in or moving out of the District. This results in problems collecting for services provided to new residents and from former residents.

ACTION: Staff to add notice to bill reminding residents to contact the District if moving out of the District.

MOTION: President Hangartner motioned to change the section 1.17 of the Rates and Rules as proposed adding a grace period of three (3) business days for buyers to set up their new account. Vice-President Calautti seconded the motion, the motion passed unanimously.

5F: Rates and Rules 1.3

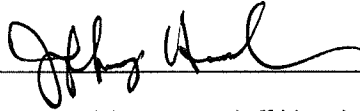
Discussion: Chris and Dewane advise that the District is not charging residents what the North Texas Municipal Water District (NTMWD) when a resident requests leak relief resulting in a collection deficit according to the amount the District is charged.

MOTION: President Hangartner motioned to revise the Leak Relief Policy (Rates and Rules 1.3) in the following manner:

1. Changing the rate to the NTMWD rate (\$3.05) plus a fee of 3.25 % on top of the base rate to cover District's costs.
2. Residents allowed to apply for leak relief once every 36-months.

6. Adjournment

MOTION: President Hangartner motions to adjourn the BOD Meeting. Secretary/Treasurer Henderson seconded the motion, the motion passed unanimously. Meeting adjourned at 8:24PM.



Secretary/Treasurer Jeff Henderson

4-19-2022

Date

(DISTRICT SEAL)