



Board of Directors:

President: Jerod Hangartner
Vice-President: Nick Calautti
Secretary/Treasurer: Jeff Henderson
Director: Omar Naji
Director: Scott Hengemuhle

District Staff:

Dewane Clark Superintendent
Chris Windsor Customer Service

Call to Order

Meeting called to order by President Hangartner // 7:05 PM

A quorum was present with four (4) members of the Board of Directors present at the time of roll call:

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

Superintendent - Dewane Clark
Chris Windsor - Customer Service

It was determined all legal requirements had been met for posting of meeting notices.

Reminder to all in attendance to silence all electronic devices.

Citizen Input

1. Citizen Input

Doris Vinson – Will speak during the Regular Agenda portion of the meeting.

Jeremy Mohler – Concern about the condition of the roads and the safety hazard the cracks create due to the cracks.

Barron Cook – Concerned about the condition of the roads, built houses in Seis Lagos in past. Wants to know short-, mid-, and long-term plan to address roads.

Jeremy Coder – HOA board member. Concerned about roads. Wants to know short-, mid-, and long-term plans for roads and repairs.

Don Colvin – Asked the Board about the Osage Road concrete which coincided with December 2021 agreement about piggy backing off their contract and the \$1.4M given to SLUD from the agreement. Request follow-up on agreement by Jerod to direct staff to have survey done at SLUD cost on the Huffines property. Was it done, and if not why?

Jerod did not follow through with that directive. Because it's too early to know what Huffines will be doing.

Items of Community Interest

2. Items of Community Interest

None // 7:19 PM

Consent Agenda

3. Consent Agenda

Minutes of September 11, 2023, Board of Directors Meeting, and the September 2023 financials.

ACTION: President Jerod Hangartner motions to approve the consent agenda as presented. Secretary / Treasurer Jeff Henderson seconds the motion; the motion passes unanimously. // 7:21 PM

Regular Agenda

4. Seis Lagos Utility District (SLUD) Roads (**Presenter: VP Nick Calautti**)

Nick gave background about road repairs and patches to get District by. The board prioritized wastewater treatment sewer plant. The final plan for roads has been approved and had preliminary bids. Nick proposed bond from the community for roads. Still must move forward with sewer upgrades, but still move forward on roads. Nick asked Dewane about the bonds, Dewane stated the current application for revenue bonds is at \$1.4M, and application should be complete in December or January. Dewane clarified the bonds, if approved by the Board would be applied to sewer. The roads do not generate revenue; therefore, the bond funds would have to be for the sewer. If bonds for road are requested (tax bonds), then it would have to the public to vote on the bonds for the roads.

More discussion was had between board members and questions taken from residents in attendance about roads and sewer plant repairs and upgrades in the short and long term.

ACTION: None

5. Seis Lagos Community Services Association (SLCSA) Drainage Improvement Project (**Presenter: Ray Nerpel**)

Ray Nerpel presented an estimate for erosion correction project near the sand volleyball court to just north of the water tower. Requesting financial and water consideration from SLUD for the project. Ray answered questions from the board regarding the project.

ACTION: President Jerod Hangartner motions to approve a 30% contribution to the project not to exceed \$12,000.00. Director Scott Hengemuhle seconds the motion; the motion passes unanimously. // 8:22 PM.

6. Homeowner Request for Recovery of Assessed Penalty (**Presenter: Zhengquan Li**)

Doris Vinson – to request recovery of assessed penalty in homeowner Zhengquan Li's stead. Doris presented her case to the board of directors about why the fee was assessed and why the fee should be given back. Discussion was had between the board and Doris Vinson about the issue.

ACTION: President Jerod Hangartner motions to allow the board to vote on the approval or rejection of the assessed penalty for not going through the application process for cement work project.
Hangartner – Decline
Henderson – Decline
Calautti – Decline
Hengemuhle – Vote not considered. The majority voted to decline to reimburse the homeowner for the assessed penalty. The board clarified the reason the request was declined was because the homeowner failed to follow the rules.

7. Wastewater Treatment Plant (WWTP) Update (**Presenter: Chris Windsor, SLUD**)

Chris explained the bid extension requested by Plummer so other interested contractors could have time to submit their bids and the most recent site visit from a prospective contractor.

Office / Field Reports


8. Chris and Dewane update the Board of Directors on completed and upcoming projects within the District. Chris advised he has received his Customer Service Inspector (CSI) and Backflow Assembly Tester (BPAT) licenses from the TCEQ. Chis explained the recent issues with pump problems at the Samantha Tail Lift Station and the fix planned for said pump.

Executive Session

No Executive Session // 8:36 PM

Adjournment

ACTION: President Jerod Hangartner motions to approve the consent agenda as presented. Secretary / Treasurer Jeff Henderson seconds the motion; the motion passes unanimously. // 8:39 PM


Secretary/Treasurer Jeff Henderson



12-18-2023
Date