

Seis Lagos Utility District
REGULAR MEETING OF BOARD OF DIRECTORS
Monday May 19, 2025 | 7:00 PM
Meeting held at 222 Seis Lagos Trail, Lucas, TX 75098
In the Seis Lagos Community Services Association Clubhouse

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1. Call to Order:

The meeting was called to order by President Nick Calautti at 7:01 PM on Monday, May 19th, 2025. All board members were present except Omar. Meeting properly posted in accordance with legal requirements.

2. Board Member Swear in:

Choi Shepard was sworn in and affirmed the official oath. Paperwork was signed after the meeting. The board unanimously approved Troy Shepard to serve the remaining term of the departing officer.

3. Citizen Input:

Residents thanked the board and shared maintenance requests, including mowing cul-de-sacs, and trimming low branches affecting trucks traveling through the roads. A major concern was ongoing erosion caused by a cracked concrete conduit between two lakes, with warnings of rising repair costs if delayed.

Kyra Austin asked if meeting minutes are posted on SLUD's website. The board confirmed they are.

Greg offered suggestions to save costs on road improvements, proposing narrowing roads from 24 ft to 22 ft, dedicating outer areas for pedestrian paths, and removing the median sidewalk to protect trees and reduce expenses. He recommended selective panel replacements.

4. Consent Items:

A motion was made and seconded to approve the April 2025 financials and meeting minutes. The vote was unanimous.

5. Staff Reports:

Superintendent Chris Windsor provided the following updates:

HOA Flume Responsibility:

Staff clarified that while the HOA owns the ditch and most flumes in the district, a memorandum of understanding (MOU) from 1995 and 1997 specifies that the board holds responsibility for maintenance and access rights to the flume near Guadalupe Ronde by the Waste Treatment Plant. The HOA's attorneys have completed a historical review, and discussions with legal counsel and engineering ongoing to confirm the MOU's validity and long-term implications.

Sewer Inflow and Infiltration Issues:

Concerns were raised regarding significant sewer inflow and infiltration, especially noticeable during recent heavy rainfall when water visibly exited sewer lines. This issue contributes to the sewer system exceeding its capacity, resulting in regulatory notices. District-wide smoke testing was suggested as a necessary step to identify leaks and address infiltration problems.

Stormwater Plan Development:

Discussions with the district's engineering group continue regarding a comprehensive stormwater management plan. Staff expect to present a draft at an upcoming board meeting, which may introduce additional responsibilities and associated costs.

Lighting and General Maintenance:

All district lights are currently operational, and staff encouraged residents to report any outages. Regular maintenance activities, including mowing, fertilizing, weed control, ant treatments, and

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equipment upkeep, continue as scheduled. Two median trees, including a large cottonwood, require removal; staff will investigate the removal costs.

Mowing Schedule Adjustments:

Due to recent frequent rainfall, weekly mowing schedules have been adjusted to avoid ground damage. While the preferred mowing day remains Thursday, mowing has occasionally shifted to Mondays or Tuesdays. Staff aim to return to a consistent Thursday mowing schedule as soon as weather conditions permit.

6. Regular Agenda:

a. Agenda Item: Consideration and Approval of Resolution Canvassing the Bond Election Results

The board considered a resolution to canvass the returns and officially declare the results of the bond election held on May 3, 2025, by the Seis Lagos Utility District. A motion was made to accept the canvassing of the election returns as presented. Jeff seconded the motion. The vote was unanimous in favor, and the resolution was adopted, certifying the outcome of the election in accordance with state law.

b. Agenda Item: Discussion and Consideration of Roads, Signage, and Related Matters

The board discussed several ongoing and proposed infrastructure projects related to roadway improvements, signage, drainage, and funding options.

Median Tree and Walkway Study

An arborist is currently assessing the health of trees in the median and evaluating how a proposed pedestrian walkway could be integrated without harming the root systems. The board is awaiting this report to determine whether a walkway in the median is viable or whether alternative options should be pursued.

Funding Strategy: Public Improvement District (PID) Option

The board discussed the concept of creating a Public Improvement District (PID) as a potential funding mechanism. This approach would effectively subdivide the District geographically for financing purposes. In this case, only the Seis Lagos subdivision (408 homes) would be included in the PID to fund the repair of roads located exclusively within that area. A bond election could be held for only those residents.

Pros: Only the residents who use the specific roads would be responsible for the cost; potentially greater support from voters who see the direct benefit.

Cons: The financial burden would be greater on a per-household basis since the \$6 million cost would be divided among fewer homes rather than the entire district (~900+ homes).

This option is being reviewed by the District's legal counsel and bond consultants to determine feasibility and compliance with statutory requirements.

Adjusted Scope of Road Repairs

Given cost constraints, the board is considering scaling back the initial scope of repairs to focus only on the median and two interior lanes, deferring work on the outer lanes to a future phase. Some outer lane segments, especially those with significant deterioration or drainage problems, may still need immediate attention. The phased approach would allow the District to move forward with urgent repairs while minimizing upfront costs and reducing disruption.

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Practical Usage Considerations

There was concern about reducing lane widths or repurposing lanes for pedestrian use. Board members noted that narrowing or splitting road functions (one side for pedestrians, one for vehicles) is impractical because: Residents and contractors will continue to use both lanes for parking and travel regardless of signage. Construction crews and service vehicles need access to both sides.

Any loss of vehicular lane space could create congestion or safety hazards. Therefore, while lane widths could potentially be reduced, the District would still need two functional traffic lanes.

Other Road and Drainage Issues

Additional concerns were raised about infrastructure issues elsewhere in the District:

The flume on Samantha and the drainage system near Colby Court were cited as areas in need of follow-up and execution on prior maintenance discussions.

In Brockdale, intersection repairs and drainage corrections may cost upwards of \$100,000, depending on engineering recommendations and whether full reconstruction or partial panel replacement is required. The board prefers to rely on engineering professionals to recommend minimal yet effective repairs, such as quarter-panel cuts instead of full intersection rebuilds when possible.

Bond Necessity and Cost Estimates

Board members emphasized that a bond will be necessary regardless of the funding structure or phased approach. Whether completed in stages or all at once, the road repair project is expected to cost several million dollars. Even panel-by-panel replacement over time would not significantly reduce total costs. Final decisions will depend on legal feedback, financial modeling, engineering input, and the arborist's recommendations. The board also acknowledged the need to "think outside the box" and weigh creative but responsible funding and construction strategies.

Next Steps and No Action Taken

No formal action was taken at this time. The board is awaiting:
Legal and bond counsel's analysis of the PID and other funding options,
A report from the arborist regarding the walkway and trees,
Updated pricing and construction plans.

The matter will be revisited in upcoming meetings once all necessary information is gathered.

7. Future Agenda Items: Future agenda items to be added to a future agenda for discussion, consideration, or action:

The board discussed scheduling a budget workshop and agreed to meet on Wednesday, May 28th at 9:00 a.m. Multiple members confirmed availability for that time, with flexibility noted for potential rescheduling if conflicts arise. It was confirmed that no formal action would be taken during the workshop, allowing participation by members unable to attend in person. The possibility of holding a second session was also mentioned if additional time is needed. The regular board meeting remains scheduled for June 16th.

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8. Adjournment

A motion to adjourn was made and seconded. The motion passed without objection, and the meeting was adjourned.

Witness my hand this _____ day of _____, 202__.

Nick Calautti, President

SEAL

Jeff Henderson, Secretary / Treasurer