



2730 Country Club Road, Suite E-1
 Lucas, TX 75002
 972.442.6875
www.slud.us

BOARD OF DIRECTORS MEETING MINUTES

October 20, 2025 | 7:00 PM
 Seis Lagos Cabana
 222 Country Club Road
 Lucas, TX 75002

Attendance

President	Choi Shepard	Superintendent	Zach Flowers
Vice-President	Omar Naji (absent)		
Secretary/Treasurer	Jerod Hangartner		
Director	Mike Worley		
Director	Nick Caluatti		

1. Call to Order

Meeting was called to order at 7:01 pm by President Choi Shepard
 A quorum was present with 4 board members.
 It was determined that all legal requirements have been met for the posting of meeting notices

2. Citizen Input

- **Ms. Susie Harrison:** Requested clarification on delayed invoice payments.
- **Mr. Don Colvin:** Asked about Collin County ESD Proposition and its impact on SLUD fire services.
- **Residents:** Discussed upcoming road bond, transparency, and need for clear communication.
- **Propane Service Complaint:** Resident shared issues with AmeriGas and suggested alternatives.

3. Consent Agenda

- Approval of September 7 Regular Meeting Minutes
- Approval of September 22 Special Meeting Minutes
- Approval of payment to Plummer Engineering for wastewater treatment plant work: **\$41,811.75** (bond-funded)
- **September financials tabled** due to discrepancies in fire charge reporting.

4. Reports

a. General Manager/President Report (Choi Shepard)

- Removed VoIP billing; migration planned for early 2026.



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- Risk control assessment completed for ground water tank area.
- Volunteer team formed for ESD research, uniforms, job descriptions.
- New operational policies: porta-potty installation (OSHA compliance), uniform standards, safety boots allowance, lockout procedure.
- HOA collaboration initiated for Brockdale and Camden Commons.
- IT vendor performance review; CPA engagement improved; field audit commenced for FY 2024.
- Microsoft and cell phone plans to be converted to government-secure versions.
- Lighting issues resolved with Oncore; plan to modernize guard lamps to LED.
- Energy contract renewed with GEXA; tax exemption confirmed.
- Accounts payable process improvements underway.
- Engineering firm engaged for stormwater management, overflow near dam, storage tank assessment, and asset inventory.
- Recommendations: hire a General Manager, outsource HR, consider civil engineer on staff, increase board engagement.

b. Superintendent Report (Zach Flowers)

- Water: leak checks, meter replacements, hydrant maintenance, pump repair pending, electrical repairs quoted.
- Sewer: weekly lift station cleaning, generator quotes for Veronica Trail station, manhole inspections, I&I mitigation.
- Stormwater: inlet cleaning post-rain, ongoing monitoring.
- Roads: repairs underway on Avenida, Reber Ridge, and Brockdale streets.
- General: gate access software issues under review, garage door repaired, field staff recruitment ongoing. [[2025-10-20...Transcript | Word](#)]

c. Board Member Report (Mike Worley)

- Alarm system upgrade proposal: video capture and license plate recognition, \$47/month monitoring.
- Gate access modernization needed; outdated system prevents removal of ex-employee access.
- Generator replacement recommended to eliminate \$3,000/month rental cost.

5. Regular Agenda

Minutes

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- **Town Hall Planning:** Board discussed hosting two sessions for road bond education; signage and outreach strategies considered.
- **Storage Tank Modifications:** Motion to approve design, plumbing, and electrical work – **carried unanimously.**
- **Stormwater Outreach Flyer:** Motion to approve draft for inclusion in billing – **carried unanimously.**
- **Website Modernization:** Motion to amend budget and hire consultant for SLUD.us redesign – **carried unanimously.**
- **Mass Notification System:** Discussion on civic alert platform; no action taken.
- **Appointment of Officers:** Motion to appoint Records Management Officer and Elections Officer – **carried unanimously.**
- **Road Repairs & Dam Safety:** Motion to have engineers reassess flume and dam integrity, and recommend qualified dam inspector if needed – **carried unanimously.**

6. Future Agenda Items

None was stated.

6. Adjournment

Motion: President Choi Shepard motions to adjourn the meeting. Motion passes unanimously at 10:06 p.m.

Superintendent*

Date

Secretary/Treasurer Hangartner formally abstained from executing secretarial responsibilities for this session. The Superintendent duly reviewed and certified the meeting minutes in his stead.

Minutes

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[DISTRICT SEAL]