



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

BOARD OF DIRECTORS SPECIAL MEETING MINUTES

October 24, 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	Mike Worley		
Director	Nick Caluatti		
Director	vacant		

1. Call to Order

Meeting was called to order at 7:03 pm by President Choi Shepard
 A quorum was present with 4 board members and one non-voting member joined by phone
 It was determined that all legal requirements have been met for the posting of meeting notices

2. Citizen Input

No comments

3. Consent Agenda

No consent items were presented

4. Reports

No reports were presented

5. Regular Agenda

A. Purchase of New Generator

- Discussion:
 - Current generator non-functional; rented backup costs \$3,000/month.
 - Replacement cost approx. \$25,000; bids received.
 - Motion: Approve purchase of new generator not exceeding \$25,000.
 - Includes 24-hour diesel fuel system.
 - Maintenance plan to be tied into existing service provider.
 - Verify load capacity before purchase.
- **Action:** Motion passed unanimously.



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

BOARD OF DIRECTORS SPECIAL MEETING MINUTES

October 24, 2025 | 7:00 PM
Seis Lagos Cabana
222 Country Club Road
Lucas, TX 75002

B. Security Gate System, Cameras, and Alarm System

- Discussion:
 - Existing gate system outdated (15 years old); software issues.
 - No perimeter cameras currently; compliance requirement for water infrastructure.
 - New system includes gate controller, cameras, alarm sensors for garage doors, tanks, and pump rooms.
 - Monitoring fee: \$48/month; installation at no upfront cost.
- **Action:** Motion passed unanimously.

C. Garage Door Opener

- Discussion:
 - Existing opener aging; proactive replacement recommended.
 - Manual override and alternate entry confirmed.
- **Action:** Motion passed unanimously.

D. Porta-Potty Rental

- Discussion:
 - OSHA requirement (Title 29 CFR §1928.110) for field staff.
 - Location: 919 Southview (near water tanks).
 - Two bids received; lowest \$110/month includes weekly service and handwashing station.
- **Action:** Motion passed unanimously.

6. Future Agenda Items

- Develop maintenance policy for generators and security systems.
- Annual security and alarm system check.
- Review monitoring effectiveness.

7. Adjournment

Motion: President Choi Shepard motions to adjourn the meeting. Motion passes unanimously at 7:30 p.m.

Minutes

Board of Director Special Meeting
October 24, 2025 | 7:00 PM



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

BOARD OF DIRECTORS SPECIAL MEETING MINUTES

October 24, 2025 | 7:00 PM
 Seis Lagos Cabana
 222 Country Club Road
 Lucas, TX 75002

Superintendent*

Date

[DISTRICT SEAL]