



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

BOARD OF DIRECTORS MEETING MINUTES

September 22, 2025 | 7:00 PM
 Seis Lagos Cabana
 222 Country Club Road
 Lucas, TX 75002

Attendance

President	Nick Caluatti	Superintendent	Zach Flowers
Vice-President	Jerod Hangartner		
Secretary/Treasurer	Jeff Henderson		
Director	Omar Naji		
Director	Choi Shepard		

1. Call to Order

Meeting was called to order at 7:03 pm by President Nick Caluatti
 A quorum was present with all 5 board members
 It was determined that all legal requirements has been met for the posting of meeting notices

2. Citizen Input

Susie Harrison suggested creating a volunteer skills list for community members to assist with district needs. Place a call to action and a sign in sheet for help.

3. Consent Agenda

July meeting minutes unrecoverable due to device failure
 August meeting minutes and financials approved unanimously
 Phase 1 bond payment schedule clarified; final payment due in 2025

4. Reports

Attached Superintendent’s Report
 Pump Motor #2 at Ground Storage Tank needs evaluation for an upgrade
 Grease from Brockdale residences remains an issue. Need prevention. Pumps had to be replaced earlier. Need awareness and messaging to the residents
 Manholes are older and out of date
 Storm drain failure on Terry Court

5. Regular Agenda

- Officer Changes:** President abdicated; new officers elected:
- **President:** Choi Shepard
 - **Vice President:** Omar Naji
 - **Secretary/Treasurer:** Jerod Hangartner



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Office Space:

- Current lease expires Jan 31.
- **Motion passed:** Board to explore relocation options and negotiate month-to-month extension.

Hiring Office Support:

- **Motion passed:** Post and pursue hiring an office assistant/manager to support budgeting, compliance, and administrative tasks.

Wastewater Treatment Plant Upgrade

- Options discussed:
- **Option 1:** Rehab existing clarifier (\$6.3M)
- **Option 2:** New clarifier (\$7.5M)
- **Option 3:** Refurbish existing clarifier (\$3.7M)
- **Motion passed:** Approved Option 3 (refurbishment) due to cost constraints.

IT Vendor

- **Motion passed:** To evaluate and select a new IT support vendor for cybersecurity, backups, and infrastructure modernization.

Road Maintenance

- Approved Beeline Services bid (\$28,160) for concrete repairs.
- **Motion passed:** To pursue a renewable maintenance contract (~\$300K/year).

Police Department Proposal

- Board declined participation in proposed City of Lucas Police Department.

6. Future Agenda Items

- Town hall planning (October & January).
- Pump station upgrade discussion deferred to early next year.
- Confirmed next meeting: **October 20, 2025 at 7 PM.**

6. Adjournment

Motion: President Choi Shepard motions to adjourn the meeting. Motion passes unanimously at 10:30 p.m.



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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.

[DISTRICT SEAL]