



2730 Country Club Road, Suite E-1  
 Lucas, TX 75002  
 972.442.6875  
[www.stud.us](http://www.stud.us)

**BOARD OF DIRECTORS MEETING MINUTES**

August 18, 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 (absent)		
Director	Choi Shepard		
Director	Omar Naji		

1. The Special Meeting was called to order at 7:10 PM. Quorum established. Legal posting confirmed. Nick Caluatti, Jerod Hangartner, Omar Naji and Choi Shepard were present. Supervisor Zach Flowers was also present.

2. No citizen input was presented.

3. **Consent Agenda:** Due to a technical issue, financials and prior minutes were not available. These items will be included at the next meeting, and the Board will take action on both months at that time.

**4. Staff Reports**

Superintendent **Zach Flowers** presented his report

**4.1 Maintenance and Operations**

- Maintenance program ongoing: exercising valves, documenting maintenance needs, and performing hydrant repainting.

**4.2 Road & Asphalt Projects**

- All required documents for the contractor were signed and corrected (maintenance bond updated).
- Estimated start date for the asphalt work: **August 26**, pending contractor scheduling.
- The Board discussed verifying repair areas, adjusting locations, and ensuring square footage remains accurate.

**4.3 Concrete Repair**

- Beeline Industries scheduled to review damaged concrete areas on Thursday, August 21.
- Existing estimate: **\$14,000**; additional amount pending inspection.
- Preference is to repair concrete—not replace with asphalt—for long-term durability.

**Minutes**

Board of Director Special Meeting  
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#### 4.4 Community Notifications

- The District will publish notices on the website regarding road work and traffic changes.
- Notifications may also be sent via email, water bill inserts, and through the HOA.
- Golf carts will be prohibited in construction areas until work is complete.

#### Board Direction

At Choi Shepard's request, staff reporting will now include written monthly bullet-point summaries for transparency and tracking.

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#### 5. Regular Agenda

##### Consider and Act on Collin County Proposed Tax Rate

The Board reviewed the certified proposed tax rate from Collin County.

- **Previous Rate:** \$0.18318 per \$100 valuation
- **New Proposed Rate:** \$0.174755 per \$100 valuation (*decrease*)

**Motion:** To adopt the Collin County proposed tax rate of \$0.174755.

**Motion by:** Nick Calautti

**Seconded by:** Choi Shepard

**Vote:** Unanimous approval.

##### Arborist Report (Public Release Authorization)

The arborist report—regarding tree conditions, root barriers, and road impacts—was previously circulated to the Board and was approved to be made a public document. The walkway issue was deemed “inconsequential”; the report focuses primarily on tree root impacts and recommended root barrier materials.

##### Road Repair Alternatives Presentation

President Nick Calautti presented an alternative proposal for reducing road reconstruction costs to improve the likelihood of community support for a bond package.

##### Key Elements of the Proposal

- **Reconstruct only the inside lanes** while:
    - Expanding 2 ft on each side
    - Installing proper root barriers
    - Keeping the outside lanes temporarily in service
  - Use **epoxy isolation barriers** to separate new construction from aging outer lanes.
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- Replace raised medians with **speed cushions** (less costly, rated for 25 mph).
- Address outer lane deterioration through a **three-year panel replacement program** (\$350k/year).
- Estimated total reduced cost: **~\$3.7 million** vs. ~\$6 million original estimate.
- Goal: Increase feasibility of passing a bond election in November.

#### **Board Discussion Summary**

- Concerns were raised regarding long-term viability, drainage risks, and structural stability of leaving outer lanes intact.
- Board members agreed the concept has merit but requires engineering validation.
- Additional civil engineering review and updated cost modeling are required.
- The District must move quickly due to ballot deadlines.

#### **Board Action**

**Motion:** Request the engineering firm to prepare a formal proposal/design scope based on the alternative concept presented.

Motion includes:

- Risk analysis
- Updated drawings
- Cost estimates
- Technical evaluation of lane isolation and phased construction
- Use of existing engineering and geotechnical data where applicable

**Motion by:** Omar Naji

**Seconded by:** Choi Shepard

**Vote:** Unanimous approval.

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#### **6 Arborist Report**

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#### **7. 7.1 Next Regular Meeting**

- **Date:** September 8, 2025
- This date **cannot be changed** due to statutory tax and budget deadlines.

#### **7.2 Budget Workshop**

- An additional budget meeting is required to finalize pending items.
- **Scheduled for:** August 28, 2025 at 6:00 PM
- Will last approximately 45–60 minutes.

No items proposed beyond existing agenda items.

8. The Board entered Executive Session under Texas Government Code §551.074 to discuss roles, duties, and compensation of the Superintendent and Director-level staff.  
**Motion to enter executive session:** Approved unanimously.  
 Recording paused.

9. Motion: As a result of discussions held during our executive session, I move that the Board adopt the following policy regarding compensation for district-related work performed by officers outside of regular board meetings and preparation for those meetings.

In accordance with Texas Water Code Section 49.060 and Chapter 50, which govern fees of office and legislative per diem, the Board shall authorize a fee for qualifying district-related work performed by its officers. This excludes attendance at board meetings and preparation for such meetings.

The fee shall be set by the Board and shall not exceed \$221 per day or \$13,260 within any 60 consecutive day period or per year, as stipulated by statute.

**Motion by:** Nick Caluatti  
**Seconded by:** Choi Shepard  
**Vote:** Unanimous approval.

10. Meeting adjourned at 10:30 PM.

**Certification of Minutes**

**Attestation**

These minutes of the August 18, 2025 Regular Meeting of the Seis Lagos Utility District (SLUD) are hereby entered into the official records of the District.

Signed this 4 day of March, 2025/2026 (as appropriate).

*Choi Shepard*  
 Choi Shepard

3/4/2026  
 Date and District Seal



*mPW*



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President Choi Shepard signed this record on behalf of former Secretary Jeff Henderson, who did not provide the meeting minutes, and on behalf of former President Nick Caluatti, who recorded the meeting via Microsoft Teams but did not prepare or execute the minutes on behalf of the District.

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