



Seis Lagos Utility District  
**NOTICE OF BOARD MEETING OF BOARD OF DIRECTORS**  
**Monday April 20, 2026, at 7:00 PM**  
Meeting to be held at 224 Seis Lagos Trail, Lucas, TX 75098  
In the Seis Lagos Community Services Association Clubhouse

**Format:** In-person with remote participation by one Board Member

**Note:** In accordance with the Texas Open Meetings Act, this meeting will be conducted in person. The public may attend in person at the above location.

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**AGENDA**

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**1. Call to Order**

- a. Roll Call
- b. Determination of a quorum present
- c. Determination that all legal requirements have been met for posting of meeting notices.
- d. Reminder to silence all electronic devices.

**2. Consent Items:** Routine items recommended for single approval. Items may be removed for separate discussion and vote if desired.

- a. Approval of Financials
- b. Approval of regular meeting minutes.
- c. Approval of special meeting minutes.
- d. Approval of payment of bills.

**3. Presentation(s)**

- a. Ryan Burns from TML will speak about the recently enacted cybersecurity insurance policy.

**4. Citizen Input**

In accordance with Texas Government Code § 551.007(b), members of the public shall be permitted to address the Board regarding items listed on the agenda. or address the Board on non-agenda items.

Each speaker shall be limited to a maximum of three (3) minutes. Pursuant to Texas Government Code § 551.042, the Board may not deliberate or take action on matters not included in the posted agenda. However, the Board may provide a brief statement of specific factual information, recite existing policy, or indicate that the matter will be placed on a future agenda for consideration. Discussions are generally not permitted.

- a. **Treasurer's Report**
- b. **General Manager's Report**
- c. **Superintendent's and Operator's Report:**
- d. **Board Member's Report**

**5. Regular Agenda:** Discussion and possible action on agenda items as posted in accordance with Texas Government Code § 551.041 and Texas Water Code § 49.192.

**A. Upgrade of CUSI Database Platform:**

Discussion and possible action regarding upgrading or migrating the District's CUSI database platform to address operational risks associated with the absence of reliable backups and the lack of dedicated IT staff to manage the on-premise Utility Management database, including evaluation of alternative hosting, backup, security, and support options, cost considerations, and direction to staff.

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- B. District Office Lease New Suite:**  
Discussion and possible action regarding approval and execution of a contract for the district office lease located in the same building but a different suite, including lease terms, duration, and financial considerations.
  - C. Fee of Office:**  
Discussion regarding the “fee of office,” including the statutory authority, purpose, allowable uses, historical treatment by the District, and any policy considerations, as requested by Directors Nick Calautti and Marc Johnson.
  - D. Resolution number 04202026-Genralissueplates**  
Discussion and possible action regarding this resolution giving the superintendent the ability to file and sign exempt status plates for district vehicles and trailers.
  - E. Medical stipend for employees:**  
Discussion and possible action of creating a stipend for employees who use their own health insurance
  - F. Road Repairs:**  
Discussion and possible action of any road repairs needed.
  - G. ONCORE Guard lamps:**  
Discussion and possible action regarding the following
    - Work order to remove guard lamps approximately \$13,000.
    - Install new streetlights.
    - Provide directions to staff on choosing and purchasing ne lights.
  - H. Water Meters and ERTs for Older Homes:**  
Discussion and possible action regarding water meters and Encoder Receiver Transmitters (ERTs), particularly for older homes within Seis Lagos and the Commons of Camden, including current conditions, compatibility with District systems, replacement or upgrade needs, cost considerations, and direction to staff for next steps.
- 6. Future Agenda Items:** Discussion of potential future agenda items per Texas Government Code § 551.042, with no action to be taken.
- a. The Board will discuss and consider items for inclusion on future meeting agendas and meetings, including topics of interest, necessary action items, and recommendations from board members or the public. No formal action will be taken at this time.
  - b. The Board will confirm the next scheduled meeting on May 18, 2026, at 7:00 PM at Seis Lagos Cabana, 224 Seis Lagos Trail, Lucas, TX 75098 and discuss any necessary adjustments.

**7. Executive Session:**



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- a. The Board will convene into Executive Session pursuant to the following sections of the Texas Government Code:

This session will be closed to the public as authorized by the Texas Government Code.

Time into session: \_\_\_\_\_

8. **Reconvene into open session:** Reconvene open session and take any appropriate action on matters discussed in executive session.

Time reconvened: \_\_\_\_\_

9. **ADJOURNMENT:**

Adjournment of the Regular Meeting of the Seis Lagos Board of Directors.

Time adjourned: \_\_\_\_\_

*No final action or vote will be taken in the Executive Session. Any action resulting from discussions in Executive Session must be taken in Open Session, in compliance with the Texas Open Meetings Act (Texas Government Code § 551.102).*



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CERTIFICATION OF POSTING

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the front window of the regular offices of the Seis Lagos Utility District, located at 2730 Country Club Road, Ste. E1, Lucas, TX 75002 (Collin County), facing the outside and visible to the public, and posted on the Seis Lagos Utility District website, www.slud.us, a place convenient and readily accessible to the public always, and said Notice of Meeting was posted by the following date and time, in compliance with Texas Government Code § 551.043:

By April 15, 2026, at 7:00 PM and remained so posted at least 72-hours before said meeting was convened.

Date and Time of Posting: 4/15/2026 1810

Executed this 15 day of April, 2026.

Zach Flowers  
Superintendent  
Seis Lagos Utility District

If during the course of the meeting covered by this notice, the Board of Directors should determine that a closed or executive meeting or session of the Board of Directors or a consultation with the attorney for the District should be held or is required, then such closed or executive meeting or session or consultation with an attorney as authorized by the Texas Open Meetings Act, Texas Government Code §§ 551.001 et seq., will be held by the Board of Directors at the date, hour, and place given in this notice or as soon after the commencement of the meeting covered by this notice as the Board of Directors may conveniently meet in such closed or executive meeting or session or consult with the attorney for the District concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following subjects and purposes:

Texas Government Code Sections Permitting Executive Session:

- § 551.071 – Private consultation with the attorney for the District on an item listed on the agenda.
- § 551.072 – Discussing purchase, exchange, lease, or value of real property.
- § 551.073 – Discussing negotiated contracts for prospective gifts or donations to the District.
- § 551.074 – Discussing personnel matters, including appointments, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees, or hearing complaints against them.
- § 551.076 – Discussing security personnel or devices, including network security, cybersecurity threats, or the deployment of security measures.
- § 551.087 – Discussing economic development negotiations, including financial incentives, public-private partnerships, and contracts.