

**Lakes of Coppell Owners Association, Inc.
Board of Directors Meeting Minutes
Location: San Daniele Italian Eatery & Bar**

January 17, 2024

Board Members Present:

Mary Lynn Winn, Dan Gray, Bobby Finken, Bob Armstrong, & Lee Simmons

ACC Members Present:

David Hogan and Ivan Castro Tapia

Also Present:

Donna Haster, CMA Association Manger

CALL TO ORDER

A quorum having been established; Mary Lynn called the meeting to order at 6:35 PM.

HOMEOWNER FORUM

No owners were in attendance.

APPROVAL OF MINUTES

Bob Armstrong motioned to approve the November 15, 2023 meeting minutes. Lee Simmons seconded the motion; the motion passed.

BOARD ACTIONS TO RATIFY

Mary Lynn motioned to ratify the email vote approving the LIO Insurance Renewal proposal and proposal from Lone Star Fountain to replace the control panel for fountain #14. Bob Armstrong seconded the motion; the motion passed.

OLD BUSINESS

Enforcement & Fining Policy – Dan Gray motioned to approve the policy subject to revising Section 8E to include “right for the HOA to enter upon Owner’s property to correct any violations as permitted in accordance with the rights of the governing documents and other policies”, Mary Lynn seconded the motion; the motion passed.

Holiday Lights – Board discussed desire to seek competitive bids in July 2025, with the possibility Bob Owens Electric may be willing to store the HOA’s decorations. CMA to confirm if lights are leased or owned by HOA.

Annual Meeting – CMA reminded the Board President’s Letter needs to be updated prior to Annual Meeting Notice mailing.

BOARD RESIGNATION AND BOARD VACANCY APPOINTMENT

Bob Armstrong announced his resignation from the Board effective immediately due to his impending move out of the community.

Dan Gray made a motion to accept Bob Armstrong’s resignation and appoint David Hogan to fill the vacancy, effective immediately. Mary Lynn seconded the motion; the motion passed. David

announced his resignation from the Architectural Control Committee effective immediately and will notify the ARC members following the meeting.

NEW BUSINESS

Freedom Fun USA Movie Rental – Dan Gray motioned to approved Freedom Fun USA’s proposal. David Hogan seconded the motion; the motion passed.

#9 Fountain Light Set Proposal – Lee Simmons motioned to approve Lone Star Fountain’s proposal #31438 to install a new LED light set. Mary Lynn seconded the motion; the motion passed.

Decomposed Granite Refresh Proposals – Mary Lynn motioned to approve Cruz General Solutions proposal for 9700 sq. ft., one inch thickness, for \$4,850. Dan Gray seconded the motion; the motion passed.

2023 Audit & Tax Preparation Proposals – Lee Simmons motion to engage Timothy DeVolt & Company to perform the 2023 Audit and tax preparation. David Hogan seconded the motion; the motion passed.

Chalfont Bench & Trash Can Installation Request – The Board reviewed the owners request and tabled a decision on installing a bench to allow members to visit the location. The Board unanimously was opposed to installing a trash can as another was in proximity.

Other General Matters – Dan Gray provided an update on the status of the lake naming project sharing the proposed lake names. Allen Road Lake, Teal Lake, Spyglass Lake, Laguna Lake, Fountain Lake, Basilwood Channel and Trinity Springs.

REPORTS

Management Report – Donna Haster reviewed the January Management Report.

Financials – The Board reviewed the December 2023 Financial Report.

ADJOURNMENT TO EXECUTIVE SESSION at 7:45 PM

RECONVENED TO OPEN SESSION at 7:57 PM SUMMARY OF EXECUTIVE SESSION

The Board unanimously approved the following violation waiver request:
#00400000488

ADJOURNMENT

The meeting adjourned at 7:58 PM.

APPROVED AT THE MEETING ON: February 21, 2024