

**Lakes of Coppell Owners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**Location: Ole's Tex Mex**  
**February 15, 2023**

**Board Members Present:**

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

**ACC Members Present:**

David Hogan, Ivan Castro Tapia, and Michael Ridgley.

**Also Present:**

Donna Haster, CMA Association Manger

**CALL TO ORDER**

A quorum having been established; Dan Gray called the meeting to order at 6:36 PM.

**HOMEOWNER FORUM**

Owners present were provided with the opportunity to address the Board on any Association related topics.

**APPROVAL OF MINUTES**

Dan Gray motioned to approve the January 18, 2023 meeting minutes as presented. Bob Armstrong seconded the motion; the motion passed.

**OLD BUSINESS**

**Lake Plat/Naming Update** – Dan Gray reported there were no updates.

**Mechanical Dredging Proposal Update** – Donna to forward vendor contact to Bob Armstrong. The Board discussed rather than removal, relocating sediment elsewhere in the lake.

**Rotary Club Flags** – Bob Armstrong reported Rotary Club is in process of installing flag sleeves for 1<sup>st</sup> flag display in May for Memorial Day.

**Street Sign Toppers** – Mary Lynn reported the signs will be installed in the next two weeks. w

**NEW BUSINESS**

**Landscape Improvement Revised Proposal** – Proposal was not received by meeting date. Donna to email the Board upon receipt for Board approval consideration via email vote.

**Fish Stocking Proposal** – Lee Simmons motioned to approve Magnolia Fisheries proposal for \$2,600 to stock the lakes with 200 Tilapia. Mary Lynn Winn seconded the motion; the motion passed.

**Cardinal Strategies Onsite Meeting** – Mary Lynn and Donna Haster provided a summary of the onsite meeting with Cardinal Strategies, sharing their opinion that silt build up in the lake is not related to run off through storm drains, but likely from years ago during the development stage and from a build up of leaves. Donna Haster also shared a spillway report provided by Cardinal Strategies at no charge and suggested the Board obtain an updated Reserve Study. The Board declined to do so at this time.

**Other General Matters**

- 946 Laguna Lake Wall – The Board agreed to have a 3<sup>rd</sup> party engineer look at the wall. Bob Armstrong offered to reach out to a couple of his engineer contacts to request the site visit/evaluation.
- 929 Parker Retaining Wall – The Board reviewed plans submitted and supports their need for the retaining wall, sharing such with the ARC.

#### **REPORTS**

**Management Report** – Donna Haster reviewed the February Management Report.

**Financials** – The Board reviewed the January 2023 Financial Report.

#### **ADJOURNMENT TO EXECUTIVE SESSION at 7:35 PM**

#### **RECONVENED TO OPEN SESSION at 7:50 PM SUMMARY OF EXECUTIVE SESSION**

The Board reviewed collection status on delinquent accounts.

#400000620 – The Board approved to proceed with expedited foreclosure.

#### **ADJOURNMENT**

The meeting adjourned at 8:10 PM.

#### **APPROVED AT THE MEETING ON:**