

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

**April 17, 2024**

**Board Members Present:**

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

**Board Members Absent:**

Jeff Hazelrigg

**ACC Members Present:**

Mike Rigley 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 6:42 PM.

**HOMEOWNER FORUM**

Owners present were afforded the opportunity to address the Board. No questions or comments received.

**APPROVAL OF MINUTES**

Dan Gray motioned to approve the February 21, 2024 meeting minutes. Lee Simmons seconded the motion; the motion passed.

**ELECTION OF OFFICERS**

Dan Gray motioned to elect the following officers. Bobby Finken seconded the motion; the motion passed.

President	Lee Simmons
Vice President	Dan Gray
Secretary	Mary Lynn Winn
Treasurer	Bobby Finken
Director	Jeff Hazelrigg

**OLD BUSINESS**

**Lake Naming Update** – No new update.

**Yard of the Month** – Board agreed to solicit interest via an email solicitation via CMA’s eblast system.

**NEW BUSINESS**

**Irrigation & Landscape Proposals** – Lee Simmons motioned to approve Land Care’s April irrigation proposal, Freeze Damage Landscape Replacement proposal, and Extra Summer Color proposal. Mary Lynn seconded the motion; the motion passed.

**Coppell High School Lake Access Request** – Board approved the request subject to a signed waiver, and agreement to follow the posted rules, and only approved to access during the class, not any other time. CMA to notify Coppell High School of the conditions.

**Landscape Maintenance Proposal** – Lee Simmons motioned to approve Land Care Landscape Maintenance landscape maintenance contract proposal for \$101,969 effective 5/1/2024 for a 5-year contract, 3% escalator annually, and includes an irrigation upgrade to all applicable irrigation controllers to Weathermatic Smartlink, a \$2,500 landscape credit redeemable during the 4<sup>th</sup> year, and a \$1,500 landscape credit redeemable during the 5<sup>th</sup> year. Approval is conditioned upon line-item pricing for irrigation proposals and a prepared map of controller and valve locations. Mary Lynn seconded the motion; the motion passed.

#### **REPORTS**

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

**Financials** – The Board reviewed the March 2024 Financial Report.

#### **ADJOURNMENT TO EXECUTIVE SESSION at 7:45 PM**

#### **RECONVENED TO OPEN SESSION at 8:07 PM SUMMARY OF EXECUTIVE SESSION**

The Board unanimously approved to take foreclosure action on the following accounts:

#00400000113

#### **ADJOURNMENT**

The meeting adjourned at 8:10 PM

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