

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

**October 18, 2023**

**Board Members Present:**

Mary Lynn Winn, Dan Gray, Bobby Finken, & 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 6:34 PM.

**HOMEOWNER FORUM**

No Owners were in attendance.

**APPROVAL OF MINUTES**

Bobby Finken motioned to approve the September 20, 2023 meeting minutes. Lee Simmons seconded the motion; the motion passed.

**BOARD ACTIONS TO RATIFY**

Bobby Finken motioned to approve ratifying the vote by email to approve Cruz General Solutions Invoice #003 and Invoice #0034 for lake wall maintenance services. Lee Simmons seconded the motion; the motion passed.

**OLD BUSINESS**

**Holiday Light Schedule** – Board approved leaving the lights on once turn on for Diwali through January 6, 2024.

**NEW BUSINESS**

**Enforcement & Fining Policy** – Donna Haster presented the updated Enforcement & Fining Policy drafted by the HOA's legal counsel to be compliant with Texas law. Dan Gray will review and provide recommendations at the next Board of Directors meeting.

**Tree Replacement on MacArthur** – CMA to confirm if bubblers were installed, if not request quote. The Board does not want to replace without bubblers.

**Flag Program** – Board agreed to continue with Dan Gray's system from various sources for notifications when flags are to be at half-staff.

**Other General Matters** – Dan Gray provided an update on the status of the lake naming project, which is still in process.

**REPORTS**

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

**Financials** – The Board reviewed the September 2023 Financial Report.  
The Board unanimously agreed to move funds in the reserve Valley National Money Market to a 12 month CD at Valley National.

**ADJOURNMENT TO EXECUTIVE SESSION at 7:15 PM**

**RECONVENED TO OPEN SESSION at 7:25 PM SUMMARY OF EXECUTIVE SESSION**

**#00400000775** - Board approved to proceed with foreclosure for the collection of past due assessments.

**ADJOURNMENT**

The meeting adjourned at 7:27 PM.

**APPROVED AT THE MEETING ON:** November 15, 2023