

Lakes of Coppell Owners Association, Inc.
Board of Directors Meeting Minutes
Location: Zoom Meeting
May 19, 2021

Board Members Present:

Bob Armstrong, Dan Gray, Ed White, Bobby Finken, and Lee Simmons

ARC Members Present: Mary Lynn Anderson-Winn

Also Present:

Donna Haster, CMA Association Manger

CALL TO ORDER

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

ADJOURN TO EXECUTIVE SESSION at 6:40 PM

RECONVENED TO OPEN SESSION at 7:40 PM – SUMMARY OF EXECUTIVE SESSION

Board reviewed the collection status on delinquent accounts.

The Board approved the following accounts in Pending Foreclosure Authorization status to be transferred from Riddle & Williams to Dan Pellar, with the instructions to send a Final Demand letter. If payment is not received or in absence of a payment plan within 30 days per the Default letter, Dan Pellar is authorized to proceed with foreclosure action. All future accounts that reach the threshold of Pending Foreclosure Authorization status are authorized to be transferred from Riddle & Williams to Dan Pellar for collection.

#00400000251, #00400000127, #00400000003, #00400001291, #00400001258, #00400000773, #00400001155

HOMEOWNER FORUM

Members present were afforded the opportunity to address their questions and concerns. Owner present requested clarification on maintenance responsibility for side yard wrought iron fencing siding the street.

APPROVAL OF MINUTES

Dan Gray motioned to approve the March 17, 2021 meeting minutes. Lee Simmons seconded the motion; the motion passed.

ACTION TO RATIFY

Dan Gray motioned to approve the email votes approving Magnolia Fisheries proposal to stock the lake with Tilapia and Bluegill and Land Care Managements proposal to removed freeze damaged shrubs. Bob Armstrong seconded the motion; the motion passed.

OLD BUSINESS

Deforest Fence – Bob Armstrong reported Tipton Construction is in process of installing the new fence.

Asian Jasmine – Ed motioned to approved Land Care Management’s proposal to treat the Asian jasmine with propiconazole (fungicide) application. Bob Armstrong seconded the motion; the motion passed.

NEW BUSINESS

Diffused Air Bubbler Proposal – Dan Gray motioned to approved Lone Star Fountain’s proposal in the amount of \$3,116.81 to install a diffused air bubbler system near the location where fountain #7 was located. Ed White seconded the motion; the motion passed.

Freeze Damage Landscape Replacement – Board discussed the freeze damaged common area landscape and timeline for replacement. CMA to request proposals from Land Care for Board consideration for the July and/or August Board meeting.

Common Area Signage – Bob Armstrong motioned to approve sign sample #2 “Residents Only, No Trespassing, No Swimming, Catch and Release Fishing”. Dan Gray seconded the motion; the motion passed. CMA to obtain quote to replace all existing signs.

2021 Annual Meeting – Board discussed the Annual Meeting Notice & President’s Letter and the Meeting Agenda format.

REPORTS

Management Report – Donna Haster reviewed the May Management Report

Financials – Ed Gray reviewed the April Financial Report

ADJOURNMENT

The meeting adjourned at 8:40 PM

APPROVED AT THE MEETING ON: July 21, 2021