

Lakes of Coppell Owners Association, Inc.
Board of Directors Meeting Minutes
Location: Ole's Tex Mex
January 18, 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

No Owners were in attendance.

APPROVAL OF MINUTES

Dan Gray motioned to approve the November 30, 2022 meeting minutes as presented. Bob Armstrong seconded the motion; the motion passed.

OLD BUSINESS

Lake Plat/Naming Update – No updates. Donna Haster reported the City of Coppell did not agree with Adams Surveying Company, LLC opinion that Platting the lakes is not necessary in order to name the lakes. Donna Haster to send the HOA's property tax statements and other documentation obtained by Lee Simmons to Dan and Lee for further researching.

Rotary Club Flags – Bob Armstrong reported the program will start up in May. Board agreed to sign up for 2 years.

Mechanical Dredging Proposal Update – Donna provided an update stating no proposals have been received to date. LPS Construction is expected on property in February and advised the Board the silt needs to be tested for contamination. Board requested no testing at this time. Mitchell Excavation declined, must have land to place silt to dry, then haul off.

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

NEW BUSINESS

2021 Revised Audit & Representation Letter – Dan Gray motioned to approve the 2021 Audit and Representation Letter. Bobby Finken seconded the motion: the motion passed.

Annual Meeting – Board confirmed to duplicate same mailout procedures as 2022, including self-address pre-paid return envelopes and same raffle prizes (4 \$25 gift cards and one annual assessment credit).

Landscape Improvement Discussion – Board reviewed C&B Landscape's proposal to enhance the bridge beds. Quantities higher than anticipated. Donna to schedule onsite meeting with Lee, Mary Lynn and Land Care to review proposal prior to February Board meeting.

REPORTS

Management Report – Donna Haster reviewed the January Management Report.
Financials – Board reviewed the December 2022 Financial Report.

ADJOURNMENT TO EXECUTIVE SESSION at 7:45 PM

RECONVENED TO OPEN SESSION at 8:10 PM SUMMARY OF EXECUTIVE SESSION

Board reviewed collection status on delinquent accounts.

ADJOURNMENT

The meeting adjourned at 8:15 PM.

APPROVED AT THE MEETING ON: