

**Minutes**  
**Lakes of Coppell Owners Association, Inc.**  
**Annual Meeting**  
**March 30, 2023**

**I. Welcome**

Daniel Gray, welcomed members to the 2023 Lakes of Coppell Annual Meeting and introduced the Board Members in attendance (Lee Simmons, Bob Armstrong, Bobby Finken, and Mary Lynn Anderson-Winn) and CMA Management (Donna Haster).

**II. Call to Order & Establish Quorum**

Dan Gray called the meeting to order at 7:00 p.m. and confirmed the quorum was established.

**III. Proof of Notice of Meeting**

Dan Gray confirmed that the Notice of the Annual Meeting was mailed to all LOC homeowners on February 24, 2023.

**IV. Approval of Minutes of May 31, 2022 LOC Annual Meeting**

Dan Gray asked all homeowners present to review the minutes of last year's Annual meeting and asked if anyone had any questions or corrections relating to the minutes. David Hogan made a motion to approve the minutes. Allan Irons seconded the motion; the motion passed.

**Election of Directors**

Dan Gray stated there were three open Board positions for election and three Candidates running for re-election, Dan Gray, Bobby Finken, and Lee Simmons. The floor was opened for nominations. There were no nominations from the floor.

Diane Tooke made a motion to elect the three candidates by acclamation to serve a two-year term. The motion was seconded by Jamie Zabukovec; the motion passed.

**VII. Appointment of ARC**

Dan Gray stated there were three open Architectural Control Committee positions and two Candidates running for re-election, Mike Ridgley, David Hogan, and Ivan S. Castro Tapia. The floor was opened for nominations. There were no nominations from the floor.

Mark LeGros made a motion to appoint the three candidates by acclamation to serve a one-year term. The motion was seconded by Carol Gray; the motion passed.

**VIII. Reports**

**President's Summary of Year's Events & Highlights**

Dan Gray gave the President's Report covering highlights of 2022. Topics covered included:

- Initiated installation of sign toppers for all 117 street signs in the HOA.
- Held Family Fun Day with a Movie on the Lawn at Allen Road Park.
- Repaired and improved monument lighting.
- Repaired and upgraded irrigation systems.
- Conducted sediment surveys on all six lakes.
- Continued systematic upgrade to fountain motors from 1 HP to 2HP.

- Installed fall display and holiday lighting.
- Repaired the wind-damaged fence along Deforest Road.
- Scheduled cleaning and painting of bridges.
- Repaired several mailbox structures.
- Maintained the fish stock in the lakes including adding tilapia to mitigate green algae.
- Focused on finances in a manner that continued to ensure fiscally sound policies.
- Reduced outstanding collections by 37%.
- Initiated another non-recurring HOA dues rebate equivalent to 25% of the 2023 assessment for each home, which was an additional 5% rebate over last year's 20% rebate.

### **Treasurer's Report**

Dan Gray reported on the Board's continued focus on finances in a manner that continued to ensure fiscally sound policies. Dan reviewed the 2021 Balance Sheet and Income Statement covering the highlights in relation to income, expenses, reserve funding, and collections.

### **IX. Adjournment**

Meeting was adjourned at 7:29 p.m.

### **X. General Discussion**

The Board opened the floor to questions from the owners.

Door prizes were awarded throughout the meeting:

Four \$25 Visa gift cards to homeowners in attendance.

One 2023 Annual Assessment credit for proxies returned to CMA.