

Lakes of Coppell Owners Association, Inc.
Board of Directors Meeting Minutes
Location: Ole's Tex Mex
June 21, 2023

Board Members Present:

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

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; Mary Lynn called the meeting to order at 6:32 PM.

HOMEOWNER FORUM

Owners present were provided with the opportunity to address the Board on any Association-related topics. Member present expressed concerns about cracks in the streets and Board referred him to the City of Coppell. Another member expressed concerns about a structure being built too close to her home. CMA to follow up to ensure the structure was approved and if not follow the enforcement process.

APPROVAL OF MINUTES

Dan Gray motioned to approve the May 17, 2023 meeting minutes as presented. Lee Simmons seconded the motion; the motion passed.

ACTIONS TO RATIFY

Lee Simmons motioned to approve ratifying the Board's approval to engage Lighthouse Engineering to monitor the lake wall in various locations on Laguna Drive. Mary Lynn Winn seconded the motion; the motion passed.

OLD BUSINESS

Street Sign Topper – Mary Lynn reported signs not yet installed and she contacted the City of Coppell Street Department to inquire about the delay. The response is pending.

Laguna Spillway Dredging – Bob Armstrong presented his research on the method and pricing for American Underwater Services to relocate the silt build-up at the base of the spillway. Lee Simmons reported he spoke with Magnolia Fisheries and their willingness to attempt to relocate the silt in another area of the lake at a fraction of the cost. Bob Armstrong motioned to approve Magnolia Fisheries to perform the service 2 times per year, not to exceed \$1,000 per service. Lee Simmons seconded the motion; the motion passed.

Storm Drain Markers – Donna reported she is working with the City for maps of the storm drain locations, which were just received. Anticipate order markers prior to the next meeting.

Lake Naming Update – Dan Gray proposed the following names for the Lakes:

Lake #1 Teal Lake

Lake #2 Spyglass Lake

Lake #3 & #4 Laguna Lake

Lake #5 MacArthur Lake
Lake #6 Basilwood Channel
Allen City Park Allen Road Lake

Bobby Finken made a motion to approve the lake names as proposed. Mary Lynn Winn seconded the motion; the motion passed.

Dan will work with the US Board on Geographic Names to officially name the lakes.

NEW BUSINESS

Land Care Winter 2022 Storm Damage Landscape Proposals – Bobby Finken motioned to approve the proposal in the amount of \$17,099.12 for installation no sooner than September 20-23. Lee Simmons seconded the motion: the motion passed.

Irrigation Inspection Repair Proposal – Lee Simmons motioned to approve the June irrigation inspection proposal in the amount of \$11,012.18. Dan Gray seconded the motion; the motion passed. Board requested CMA share their concerns regarding the number of broken sprinkler heads. It is their concern the damage is being caused by the mowers.

Cottonwood Tree Complaint – Board reviewed the owner's Work Order #43106 requesting something be done with the tree, which is dropping leaves and cotton in her pool. The board unanimously agreed the tree is part of the HOA's landscape and removal is not an option. CMA to notify the owner of the Board's decision.

Landscape Maintenance Contract Renewal- Donna Haster informed the Board Land Care's contract is up for renewal on 8/1/2023. The board discussed renewal terms for Donna to present to Land Care.

Family Fun Day – CMA to follow the same notification process as 2022.

Other General Business – Mary Lynn Winn motioned to appoint Mike Gandy to the Yard of the Month Committee. Mike accepted. Lee Simmons seconded the motion; the motion passed.

REPORTS

Management Report – Donna Haster reviewed the June Management Report.

Financials – The Board reviewed the May 2023 Financial Report.

ADJOURNMENT TO EXECUTIVE SESSION at 7:35 PM

RECONVENED TO OPEN SESSION at 7:54 PM SUMMARY OF EXECUTIVE SESSION

The Board reviewed the collection status of delinquent accounts. No action was taken.

ADJOURNMENT

The meeting adjourned at 7:55 PM.

APPROVED AT THE MEETING ON: