

Lakes of Coppell Owners Association, Inc.
Board of Directors Meeting Minutes
Location: Ole's Tex Mex
July 19, 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 6:35 PM.

HOMEOWNER FORUM

No Owners present.

APPROVAL OF MINUTES

Bob Armstrong motioned to approve the June 21, 2023 meeting minutes as amended. Dan Gray 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 – Donna Haster reported Magnolia Fisheries can schedule the relocation of the silt at the base of the spillway in December.

Storm Drain Markers – Bob Armstrong motioned to approve Cruz General Solutions proposal for \$2,632.50 to purchase and install 162 storm drain markers, subject to negotiating with the City of Coppell to participate in the cost. Mary Lynn seconded the motion; the motion passed.

Lake Naming Update – Dan Gray to provide update at August Board meeting.

NEW BUSINESS

Landscape Maintenance – Board unanimously agreed to seek competitive bids for landscape maintenance per the HOA's Bid Policy. Donna will prepare RFP and send to two additional contractors.

CMA Lifestyles – No discussion. Lee Simmons will be filling in for Dan Gray as Chair of Family Fund Day on September 2nd.

Work Order – 934 Laguna & 940 Fountain Head Lane – Bobby Finken will inspect the walls cracks referenced in the Work Orders and report to the Board his findings.

Trash Container Requirements – Lee Simmons expressed concern about owner not using their trash containers as required by the CC&R's. Instead, bags are being placed outside the cans. CMA to draft an eblast communication for Board approval.

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.p

REPORTS

Management Report – Donna Haster reviewed the July Management Report.

Financials – The Board reviewed the June 2023 Financial Report.

Board unanimously agreed to open a new Reserve account, 6 month CD with Veritex bank.

ADJOURNMENT TO EXECUTIVE SESSION at 7:35 PM

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

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

#00400000825 – ACC Appeal approved.

#00400000111 - ACC Appeal approved.

ADJOURNMENT

The meeting adjourned at 7:52 PM.

APPROVED AT THE MEETING ON: August 16, 2023