

Lakes of Coppell Owners Association, Inc.
Board of Directors Meeting Minutes
Location: Ole's Tex Mex
September 20, 2023

Board Members Present:

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

ACC Members Present:

David Hogan

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

Jeff Hazelrigg requested an dredging update.

APPROVAL OF MINUTES

Bob Armstrong motioned to approve the August 16, 2023 meeting minutes. Bobby Finken seconded the motion; the motion passed.

BOARD ACTIONS TO RATIFY

Mary Lynn Winn motioned to approve ratifying the vote by email to approve Lone Star Fountains proposal to replace fountain #3 motor and Land Care's Moisture Multiplier Application proposal. Bob Armstrong seconded the motion; the motion passed.

OLD BUSINESS

Storm Drain Markers – Donna Haster reported Fernando Cruz is in the process of installing the markers.

Trash Collection – Board confirmed trash can screening and container requirement applies to all owners, including alley pickup locations.

NEW BUSINESS

2022 Audit and Representation Letter – Dan Gray motioned to approved the 2022 Audit and Representation Letter. Mary Lynn Winn seconded the motion the motion passed.

Fall Display Proposal – Dan Gray motioned to approved Land Care's proposal for installing 24 hay, pumpkins and gourd displays in the community. Motion was seconded by Bob Armstrong; the motion passed.

Murphy Christmas Light Proposa – Bobby Finken motioned to approve the proposal for holiday lights and decorations. Dan Gray seconded the motion; the motion passed.

2024 Annual Budget Approval – Dan Gray motioned to approve the 2024 Annual Budget with a one-time 25% assessment rebate for each owner to be applied to outstanding legal fees, fines, interest, other non-assessment amounts, and then assessments, in that order. Bobby Finken seconded the motion; the motion passed.

REPORTS

Management Report – Donna Haster reviewed the September Management Report.

Financials – The Board reviewed the August 2023 Financial Report.

ADJOURNMENT TO EXECUTIVE SESSION at 7:28 PM

RECONVENED TO OPEN SESSION at 7:34 PM SUMMARY OF EXECUTIVE SESSION

#00400001141 - Board approved to proceed with foreclosure for the collection of past due assessments.

ADJOURNMENT

The meeting adjourned at 8:05 PM.

APPROVED AT THE MEETING ON: October 18, 2023