

Lakes of Coppell Owners Association, Inc.
Board of Directors Meeting Minutes
Location: San Daniele Italian Eatery & Bar

November 15, 2023

Board Members Present:

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

ACC Members Present:

David Hogan and Ivan Castro Tapia

Also Present:

Donna Haster, CMA Association Manger

CALL TO ORDER

A quorum having been established; Mary Lynn called the meeting to order at 6:36 PM.

HOMEOWNER FORUM

One owner was in attendance to obtain an update on their ACC request.

APPROVAL OF MINUTES

Bob Armstrong motioned to approve the October 18, 2023 meeting minutes. Dan Gray seconded the motion; the motion passed.

OLD BUSINESS

Enforcement & Fining Policy – Dan Gray provided an update on his review of the policy and expressed concern the self-help provisions were being eliminated. Dan will obtain clarification, request revisions if needed, and recommended waiting to January to approved at the next open Board meeting.

Holiday Lights – CMA confirmed the lights installed per the contract. Electrical issues still being addressed, including missing meter at SE corner of Village and MacArthur. Vendor coming thru one time per week to address any issues. Shared breakers continue to trip.

NEW BUSINESS

Lake Wall Maintenance Invoice – Mary Lynn motioned to approved Cruz General Solutoins proposal #0039 for lake wall maintenance. Lee Simmons seconded the motion; the motion passed.

#14 Fountain Light Set Proposal – Lee Simmons motioned to approved Lone Star Fountain's proposal #30693 to install a new LED light set. Mary Lynn seconded the motion; the motion passed.

Freedom Fun Move Proposal – Board unanimously approved the proposal for the movie screen and popcorn for the 2024 Family Fun Day. Contract to be forwarded to Dan for signature.

Dead Tree Replacement Proposal – Bob Armstong motioned to approved Land Care's proposal #EST4246353 to replaced dead trees at MacArthur/Cove and MacArthur/Parkway monuments. Lee Simmons seconded the motion; the motion passed.

Insurance – CMA reported receipt of proposal for December 19th renewal is still pending. Board will need to review and approved by email vote.

Annual Meeting – Date was set for Mary 21, 2024 with Ole’s catering. Board declined CMA’s online voting services.

Other General Matters – Dan Gray provided an update on the status of the lake naming project and historical information he has learned about the area.

REPORTS

Management Report – Donna Haster reviewed the November Management Report.

Financials – The Board reviewed the October 2023 Financial Report.

The Board unanimously agreed to move forward with moving Valley National Money Market to a 12 month CD at Valley National, understanding there will be no liquid reserve funds available until January.

ADJOURNMENT TO EXECUTIVE SESSION at 7:54 PM

RECONVENED TO OPEN SESSION at 7:52 PM SUMMARY OF EXECUTIVE SESSION

The Board unanimously approved the following violation extension requests:

#00400000519, #00400000347, #00400000210, 00400000124, & #00400000391

ADJOURNMENT

The meeting adjourned at 7:53 PM.

APPROVED AT THE MEETING ON: