

**Coppell Greens HOA
Board Meeting Minutes
April 17, 2007**

Present:

Stephanie Harrington
Nagendra Makenini
Jennings Rauschenbach
Vijay Velamuri
Phil LaBerge (arrived at 7:30 and was brought to speed)

Absent:

Tiffany Franzoni

Agenda:

- Entryway lighting was reviewed. PMG is waiting for rebid and has a call in to One Call Electric. Concern is that estimate will be the same as the \$10,000 original estimate. Jennings will check into getting one of the recommended solar lights for us to try out and return, if necessary.
- Landscaping was discussed. Bill Kennedy's worker's comp will be completed and we are good to go in May. Image was upset with us for not renewing their contract.
- A bid from Classic Construction for the Denton Tap Wall was presented (they had provided one for repair only before). Phil will follow up with this company to see what their bid is like in comparison with Instone after adding in the additional costs that we had requested/researched with Instone. Phil is waiting to hear from them before setting a final meeting date with Instone with the DT Wall Committee. We set May 1st as the neighborhood-wide meeting to discuss/finalize the wall plan.
- PMG has been in contact with CoServe to determine whether or not we will qualify to receive more streetlights at no cost. If we are not eligible, we will have to pay for them. The contact at CoServe retired and PMG has had to "start over" with a new contact. CoServe has all of the necessary info. from CG.
- Vijay requested that Stephanie send us Friday updates on whom she has contacted and what is status of our "open" projects. She said that she would send weekly Action Item Reports to the board members.
- CG's Insurance ends in May. Our new coverage with PMG will begin in June and it costs less and covers more. Vijay signed the official policy.
- Committee update:
 - School* committee will meet next Tues. at 6:30pm
 - Wall* committee is ongoing and will meet once more next week TBD
 - Social* committee is emailing and doing a conference call next week to plan the scheduled May 18th 1st Annual CG BBQ!
 - Watch* committee has not initiated itself. Nagendra will contact the group and initiate a first meeting to organize itself.
 - ACC plans to meet in 1 or 2 weeks with Tiffany's initiation. ** Vijay has the Lawn of the Month Sign when needed**

Newsletter only had one person sign up. Jennings will email this homeowner to let her know that she is not needed at this time, but will be used in the future.

- The website was discussed. It was a concern that we would not get enough volunteers to maintain it and that Phil would be left doing all the work. We felt using the PMG website coordinator would be worth it, since they would let us create our own pages and provide links. PMG would be given the coppellgreens.com domain name. This will not be advertised until it is completely ironed out.
- The reserve study draft was not available for this meeting, but will likely be for the next. A representative from the company will be able to come and explain the results to the board.
- Roles were discussed. Jennings asked to fill the one-year position to keep two positions staggered from the other three. This will leave Jennings and Vijay's terms to end in March 2008 and Phil, Nagendra, and Tiffany's in March 2009. Vijay will remain president, Phil was voted VP in case of Vijay's absence (motioned by VJ and seconded by Jennings), Tiffany was voted treasurer (given her background and absence ☺), Jennings as Secretary, and Nagendra asked to remain a Member-At-Large.
- Financial Statements were reviewed. We are receiving good interest rates.
- Delinquent accounts were reviewed. Several late notices were mailed. There are three homes that are over \$1,000 delinquent and we wanted to see if we could "skip ahead" in the collection activity options to something more severe. It is unknown what actions were taken with SBB on these homes, so we have to start over. PMG will look into what actions we can take.

Call to order: 6:30pm

Adjourned: 8:00pm

*****Next meeting to be held on Tuesday, May 15th at 7:00pm at Jennings' house (735 Kilbridge Ln.)***