

Coppell Greens Homeowners Association
Board of Directors Minutes
February 20, 2007
6:00 p.m.

Present: Jennings Rauschenbach, Linsey Stuckey, Nagendra Makineni, Christine McGuire (PMG), and Stephanie Harrington (PMG)

Location: Jennings's House.

Called to order: 6:08 p.m.

Internal Matters:

- Landscape Bids: The Board discussed various bids they received from landscaping companies in the Dallas area. While the Board is satisfied with Image Landscaping, the Board wanted to ensure that Image was competitive with the other landscaping companies in the area.
- Reserve Study: A reserve study has not been conducted for the community in approximately 8 years. A reserve study will help determine the financial strength of the community as well as whether dues are being assessed at the appropriate amount. The Board discussed two bids and chose to hire Criterium Engineers to perform a Reserve Fund Analysis. The estimated completion time is 2 months.
- Denton Tap Wall: The Board discussed obtaining additional bids to repair or replace the Denton Tap Wall. Each Board member will aim to get one additional bid before the next meeting.
- Street Lights: Encore Electronic Company will come out at their soonest availability and survey the neighborhood and help determine whether additional lights need to be in place.
- Newsletter: Jennings submitted the final draft newsletter to PMG on Monday. PMG will send out a newsletter to the community within the next few days.
- Entry Lighting: The Board discussed a bid it received for electrical lighting at the two Denton Tap entrances. Nagendra volunteered to obtain bids for high-powered solar lighting at the two entrances.
- Friday Social: The Board discussed the upcoming Friday Social and committee sign-ups.
- Architectural Control Violations: The Board discussed community violations.

- Finances: The Board discussed and reviewed the Balance Sheet Report for the community.
- Playground: The Board discussed various location options for a potential playground.

Adjourned: 7:45 pm

Next meeting: Tuesday March 6, 2007 6 pm at Jennings's house.