

**Coppell Greens
Recalled Annual Meeting Minutes
June 3rd, 2008**

Agenda:

- It was established that we had achieved quorum between homeowners in attendance and mailed proxies/ballots and the meeting was convened at 7:09pm.
- No vote took place at the March Annual meeting due to a lack of quorum. Three homeowners were nominated for positions on the HOA board. Dr. Moe Eze, an eight year resident, Brad Jenkins, a three month resident, and Thorton Goetting, a one and a half year resident. The current board members (Phil LaBerge, Sharad Patel, and Tiffany Franzoni) as well as the nominees, introduced themselves and homeowners cast their ballots.
- Clay Phillips, Deputy City Manager, came to speak to Coppell Greens HOA about different topics regarding the City of Coppell.
 - ❖ He talked about how to get plugged into Coppell: submitting a board commission application; attending Leadership Coppell (an 8 week program in which you meet with public officials and see how the community works) to be held next summer; subscribing to Coppell Clips (a weekly newsletter via email); joining CERT (emergency response team) to volunteer in a time of a large scale disaster; Citizens Police Academy; and various community events such as the 4th of July parade.
 - ❖ He mentioned the issue of CG joining the CISD and explained that the city has no standing in discussions about this issue. He pointed out that the school districts are their own political contingencies and the process is done through the TEA and that both LISD and CISD have to agree. He added that it has been unsuccessfully tried by various communities in the past.
 - ❖ He discussed the budget and the role our property taxes play in the budget. Our property taxes go into a general fund (which supports things like the police and fire depts., library, parks, engineers, etc). 64 cents of each dollar goes to the general fund and the rest goes to the debt service fund for things like parks, roads, water/sewer etc. For the city's total revenue: 49% comes from property taxes, 17% comes from sales tax, and only 3 ½% comes from court fines (Coppell ranks average with other Texas cities in the amount raised by court fines). For the city's total expenditures: 44% goes to public safety, 20% goes to general government, 16% goes to public works, and 20% goes to cultural and recreational promotions (which is comparatively high).
- Ken Griffen, Director of Public Works, also came to speak about various issues that may affect Coppell Greens.
 - ❖ In regards to the median beautification project, he pointed out that the entire median in front of our neighborhood actually belongs to Lewisville and therefore, out of their jurisdiction to improve. He knew of no plans by Lewisville to landscape these medians.
 - ❖ In December, a traffic study was done for a possible light at Fallkirk and Denton Tap. The study found that 20,000 vehicles a day drove on Denton Tap Road. 9, 997 southbound and 10, 466 northbound. Leaving Fallkirk over a 24 hour period were 717 vehicles, where the apartment complex across the street recorded 1400 over a 24 hour period. A traffic light at Highland Dr. (between the construction project and Vista Ridge United Methodist Church) and Denton Tap is scheduled to be installed; as they anticipate an additional 13,000 vehicles a day after the store is completed. He said they will still be looking at the area, but they are hoping that additional traffic light will create a break in traffic and help to slow

the flow of speeding cars on Denton Tap Rd. He added that Lewisville was possibly looking to install a light at Vista Ridge Dr. (located at the top of Denton Tap Road behind Wal-Mart) which would also help slow traffic. He reported that traffic lights were approximately \$200,000 to install and that they are evaluated carefully before being chosen.

- ❖ He highlighted the Coppel Website where homeowners can go to submit a request for service for sidewalk or street repair. It was pointed out that Pete Cotting has done a walkthrough of the neighborhood and identified several areas; PMG is still in the process of entering in his findings. These will be evaluated by the Public Works staff and ranked in order of importance.
- Roy Osburn, Coppel Police Chief, also came to speak:
 - ❖ He discussed his force functioning on a 7 million dollar budget. He said they have 62 certified police officers and a dispatch center. He estimated that they dispatched officers for approximately 21,000-24,000 calls a year in Coppel. He reported that Coppel Greens actually has very little crime and they have handed out a few citations and worked a few accidents at the entrance of Falkirk and Denton Tap, but mostly at Denton Tap and 121.
 - ❖ There are 6 traffic officers (the motorcycle traffic division) and he reported that 65% of citations handed out are to non-residents of Coppel. They have a SWAT team, a narcotics division, and 2 officers assigned with the DEA to vary the interests of Coppel and keep issues in-house and under their own jurisdiction, if possible.
 - ❖ He encouraged residents to call and report suspicious behavior and encouraged people to attend the Citizen's police Academy to become better informed how the agency functions.
- Following the speakers, the floor was open to questions:
 - ❖ How many 911 operators are there for Coppel? **A:** Always 2 or 3.
 - ❖ Is there a more inexpensive way to slow speeders down Denton Tap? **A:** There is a speed limit warning sign at the top of the hill notifying motorists of the 45 mile per hour speed limit.
 - ❖ Is there a drug problem at Coppel H.S.? **A:** There are three officers specifically assigned to the high school and they have been active in arrests, as the police are not turning a blind eye to the presence of drugs in the school. Chief Osburn felt their recent initiatives were effective.
 - ❖ Are there more plans for Photo Enforcements on Coppel traffic lights? **A:** The program is relatively new, there are only 3 in the city and it has generated a lot more business than anticipated. He pointed out that the citations given are civil fines, not criminal. No new photo enforcements were planned at this time.
 - ❖ The light at 121 and Denton Tap is too short in the early mornings: **A:** This light is under the jurisdiction of the Highway Division and not under the control of the city.
 - ❖ The traffic on 121 towards the airport is awful, when will it be improved? **A:** A 121 overpass is being constructed and the Freeport and Sandy Lake section of this project is projected to be completed by December 24th of this year. Mr. Griffen reported that this is a 24 hour project.
- Elected homeowners were announced and Brad Jenkins and Thorton Goetting will be joining the board for a three year commitment. Four incentives were given away to homeowners that either sent in their proxy or attended the meeting. Two were given away to proxies and two for homeowners present at the meeting.
- Financials were reviewed and there was nothing abnormal to report. The board is considering dropping the dues for a third and final time, but decided to hold off for a bit until the opportunity allows itself. The reserve study last year recommended we lower our

dues fifteen dollars monthly, which would still allow us to save more than enough to maintain and repair issues in the neighborhood. The board has only lowered dues ten dollars monthly to date.

- Various issues were brought up and/or discussed:
 - ❖ Streetlights will likely not be added to the neighborhood. Although it was noted we have some dark areas, the city is under no obligation to pay for them and the HOA would have to pay for them ourselves and it is an extremely costly project.
 - ❖ The website, www.coppellgreens.com was under PMG's management, but due to recent changes, it will now be supported by the board once again.
 - ❖ Landscaping in the neighborhood was discussed. It was noted that stones around each of the entryway beds was suggested, the ACC Committee will be enlisted to monitor the sprinkler systems in the neighborhood and need to be mapped out. We are going to hydro mulch 45X and along the Denton Tap wall to help prevent erosion. Gecko Green has been called to discuss weed control measures in the greenbelt. We are going to evaluate a quote for their services.
 - ❖ Four Committee signup sheets were passed for the ACC Committee, the Social Committee, the Neighborhood Watch Committee, and a new Welcome Committee.
 - ❖ Two possible socials for the year might take place in June and October.
 - ❖ A possible memorial garden or the dedication of trees was suggested to commemorate something or memorialize someone. This was something that will be discussed by the ACC Committee. Possible dedicated trees planted around a potential playground were offered as an option.
 - ❖ Noise from the concrete plant was noted by a homeowner. She said that the more complaints received, the better, and asked that people contact her (Sandy Moses 214-707-6564) to organize a formal complaint.
 - ❖ A new homeowner complained about the amount of trash and dog poop deposited in her corner yard. It was reminded that common courtesy and working toward cleaning up problems (even if they aren't your own!) are the things that make our neighborhood beautiful.

Meeting adjourned at 8:30pm.

Minutes taken by Jennings Rauschenbach