

Coppell Greens Homeowners Association Annual Meeting  
March 19, 2014

Approval of previous Annual Meeting minutes – Motion to approve by Mark Sherman, second by Marilyn Alexander. Unanimous approval.

News from Phil:

- Construction across the street are upscale townhomes in the range of 300k
- Gehan homes development north of Coppell Greens will consist of 86 single family homes with 2 detention ponds. A 6 ft. fence will be constructed along the Coppell Greens boundary all the way across. Home prices will range from 250k to 300k. Coppell Greens average is about 225k.
- Some homeowners would like red tipped photinias planted by the Gehan Homes fence to create a bigger barrier. Estimated cost for 600 ft. would be 25k. No photinias would be planted below the taller sections of the rock wall below the 6 ft. fence. Addresses that would be affected by the photinias would be 926 to 860 Kilbridge. Coppell Greens Homeowners Association maintains approximately 200k in reserve funds so homeowners association fees would not have to be raised to pay for them.
- Gehan Homes will reside in the Lewisville School District and is also located in the city of Lewisville.

Budget – No questions

Elections

- Will need two new board members
- Marylyn Alexander and Patrick Thumbell volunteered.
- Larry Reed up for re-election.
- Motion to elect all 3 since no one else volunteered. Motion to approve and second. Unanimous approval.

Traffic light at Fallkirk update

- Coppell has done a traffic study and approves the light. Because the light would exist on both Coppell and Lewisville city limits, both cities would have to approve.
- Lewisville has done a study and did not approve, but will set up a meeting with the City of Coppell to discuss.

Traffic bumps on Turnberry

- Resident asked if we could get traffic bumps installed on Turnberry. Phil's response was that we have tried and the city will not agree to do it.

Accomplishments

- Sidewalks have been repaired by the city and more repairs are on the way.
- City is working on repairing street cracks
- Creek on the southeast side of the community has been cleared and riprap put down

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- 100 ft. of photinias were planted at the south side of the community near the end of Turnberry lane to block some highway traffic sights and sounds.
- Spring Fling
- National Night Out

2014 Spring Fling

- Possible dates are May 16 or May 23<sup>rd</sup>.

Phil asked the residents if they thought it was a good idea to spread flower seeds below the retention pond like has been done in the past above the retention pond. Positive response so it will be done for a small cost.

Security

- Some car break-in incidents
- Recommend residents to park car in garage.
- Don't leave anything valuable in the vehicle especially if it is visible.
- Get to know your neighbors.
- The two security cameras we have now run on batteries. The plan is to get them set up with electricity so the batteries won't run out and to reposition them. Would like to buy two more color cameras.

Motion to rollover surplus funds from 2013. Motion to accept plus second. Unanimous decision to accept.

Motion to place the 600 ft. of photinia's along the fence between Coppell Greens and the new Gehan Homes development to the north. Motion to accept and second. Yea 18 and nea 6. Motion passes.

Homeowner wants to add to bylaw to force people to put trash in cans. Residents mostly agree that this would not be practical.

Homeowners association dues delinquencies down. 160 Fallkirk is \$8000 behind and 144 Kilbridge is \$3500 behind.