

**Coppell Greens
Annual Meeting Minutes
March 23rd, 2010**

Agenda:

- President Phil Laberge called the meeting to order a few minutes after 7:00pm. PMG reported that we had not achieved quorum, so no voting could take place.
- Last year's minutes were included in the packet handed to each homeowner in attendance.
- We reviewed projects completed last year:
 - Area behind Turnberry and Fallkirk Drive was fixed and reseeded after the irrigation was repaired.
 - Wildflowers were planted in the spillway
 - Asian jasmine planted on Denton Tap
 - Pond has been dredged and is now several feet deep, as opposed to six inches deep.
 - Unknown homeowners have been planting trees in greenbelts.
 - Landscape company has been doing a great job.
 - The city has a list of cracks in the streets and has begun this work and plans to do more in the neighborhood.
 - White stop lines have been painted at each stop sign.
- Projects planned;
 - A civil engineer will be consulted regarding silt continually coming down the spillway into our pond.
 - City may install speed humps in the neighborhood.
 - Light poles with security cameras with a DVR will be installed at each entrance of the neighborhood (handout provided)
- A homeowner raised a concern about the sidewalk being broken during the pond dredging. Phil assured them that it would be addressed with the contractor and the issue repaired. The grass that was torn up by the equipment will also be resodded by the landscape company.
- Another homeowner asked questions about the tree planting in the neighborhood. They asked if there was a particular type that was preferred and Elliott Phillips noted that the HOA would like trees similar to what has already been planted and for people to notify the board, so we can ensure it is not in a location that will be problematic and so we know what trees we are responsible for (because they will not be insured by the landscape company).
- Phil Laberge attended the City town hall meeting regarding the North Lake Cypress Waters Development. The growth added by this development might open a window for Coppell Greens to be able to help the City of Coppell with their numbers for the additional schools they will have to build. He also met with Jeff Turner, CISD Superintendent, who offered the idea of allowing Coppell Greens residents to apply to attend CISD on a case by case basis. The homeowners were encouraged to attend and show their support at the upcoming School Board Meeting on 03-26-10 at 6:30pm. Handouts were distributed showing the boundary maps.
- Security was discussed after a theft occurred that involved three different vehicles and another incident involving a stolen car.
- Elliott, as treasurer, reviewed the financials. He reminded the homeowners that the board always wants to be open about the revenues and expenses of the neighborhood and that he was willing to explain any line item presented in the packet.
- The Social Committee (Jennings Rauschenbach) reported that we would be having the first of our two socials likely the week before Memorial Day weekend. The other social event, National Night Out, is scheduled to take place in October.
- The ACC Committee (Elliott Phillips) explained that the bylaws were being updated. He requested homeowners review the project and give him feedback to ensure we were creating an efficient and current copy of bylaws for Coppell Greens.

Coppell Greens
Recalled Annual Meeting Minutes
May 22, 2010

Quorum had already been established based on the mailed-in proxies and surpassed with the additional homeowners in attendance.

Phil reviewed the HOA's request to be included in Coppell ISD and explained that the school board was in the process of gathering more information and trying to make a decision that would benefit both parties. The board had not been contacted since the last meeting and planned to post any new information on the website.

Angela reminded homeowners to provide their email addresses and discussed the need for homeowners to provide it to allow the board to contact the neighborhood in case of emergency, regarding social events or meetings, or to notify them about crime alerts.

Phil discussed the two new security cameras that have been installed on the two new light poles at each of the entries. He explained the recording device and the goal of being able to monitor who comes in and out of the neighborhood. He notified the homeowners about the recent theft that had occurred at one of the homes near the entryway.

The homeowners voted to fill the three open positions on the board left by Phil LaBerge, Jennings Rauschenbach, and Thornton Goetting. Phil planned to run again, Thornton did not, and Jennings would be available if there were no other nominations, but wanted new homeowners to have an opportunity to have an experience with the board. New nominations included Carmen Prince, who was present and introduced herself, Moe Eze, who was not present, and Karen Goetting, who was not present, but was represented by her husband. Phil, Carmen, and Karen were voted into the three open positions.

The business portion of the meeting ended and the social resumed.

Minutes taken by Jennings Rauschenbach