

Coppell Greens Homeowners Association
Annual Meeting
March 26, 2013

The annual meeting of the Coppell Greens Homeowners Association (the "HOA") was held at Vista Ridge United Methodist Church on Tuesday, March 26, 2013. The following Board of Directors ("Board") members were in attendance:

Jennings Rauschenbach
Ed Enriquez
Larry Reed
Katie Kane
Phil LaBerge

A sufficient number of homeowners were present at the meeting to reach a quorum. A portion of the meeting was also attended by Joe Brassard, representative of Black Walnut Café. The meeting was called to order at 6:00pm.

The following items of business were discussed:

A. Approval of last year's minutes.

- a. A vote was held to approve the minutes of the 2012 annual shareholders meeting. The minutes were approved.

B. Presentation by representatives from the Black Walnut Café.

- a. Mr. Brassard discussed the progress of a proposed retail development between the Rosa's restaurant off of Denton Tap and the eye doctor. The retail development would include a restaurant called Black Walnut Café, as well as other retail establishments.
- b. Homeowners were given an opportunity to question Mr. Brassard regarding the development.

C. Update from Vice President.

- a. Vice President Phil LaBerge provided an update on several ongoing matters of concern for homeowners:
 - i. Mr. LaBerge gave an overview of the HOA's activities during the previous year notably the HOA's success in the National Night Out campaign and the continued availability of open enrollment in Coppell Independent School District to homeowners.
 - ii. Mr. LaBerge noted that the HOA researched the possibility of the City of Coppell's installing a stoplight at Fallkirk Drive and Denton Tap, but that the possibility seemed remote because the stop light would actually fall within Lewisville city limits.
 - iii. Mr. LaBerge informed homeowners of the creek dredging and tree removal activity on property for which the HOA has an easement that the Board had previously determined was in the best interest of the community to initiate. The dredging and tree removal will benefit homeowners by clearing an area that was prone to mosquito activity and created a safety hazard.
 - iv. Mr. LaBerge noted that the plans to build the Emerus Hospital next to Rosa's on the access road to Highway 121 were cancelled because another hospital is already being built in very close proximity to the site (next to Whataburger).
 - v. Mr. LaBerge also informed homeowners of the Board's communications with Gehan Homes, the developers of a planned housing community that will likely be built just north of Coppell Greens.
- b. Homeowners were given an opportunity to question Mr. LaBerge regarding each of the above matters.

D. Treasurer review of financials.

- a. Treasurer Larry Reed reviewed the HOA financials and noted that the financials appear to be in order.
 - b. Homeowners had an opportunity to question Larry Reed regarding the financials and the Board's decisions with respect to money management.
- E. Election of Directors.**
- a. The homeowners voted to elect Ricky Moses and Barry Raven to serve as directors, each serving a two-year term.
 - b. Jennings Rauschenbach and Ed Enriquez submitted each submitted a resignation from the Board of Directors, effective upon the appointment of Mrs. Moses and Mr. Raven to the Board.
- F. Open Forum.**
- a. Homeowners discussed several issues in an open forum, including but not limited to:
 - i. Plants behind Turnberry
 - ii. The possibility of installing a stop sign at the Falkirk/Kilbridge and Turnberry/Kilbredge intersections
 - iii. The possibility of a shredder truck attending the Spring Fling
 - iv. A problem that homeowners have noticed regarding cars parking on both sides of the street
 - v. A problem that homeowners have noticed regarding prohibited advertising the neighborhood
- G. Next Meeting Date.**
- a. The Annual Meeting of Homeowners is scheduled to take place on March 19, 2014. This meeting will be open to all homeowners.

With no further business to come before the Board, the meeting was adjourned at 8:00pm.