

ANNUAL MEETING  
CHAMPIONS FOREST HOMEOWNERS ASSOCIATION

SEPTEMBER 20, 2001

The Annual Meeting of the Champions Forest Homeowners Assn. at Will Davis Elementary School was called to order at 6:52 p.m. by President Russ Hyer. Russ welcomed everyone and thanked them for coming. He asked that each person stand in turn and introduce themselves and give their address. Russ introduced the members of the Board of Directors.

Once this was completed, everyone was asked to read the Minutes of last year's annual meeting. Since there were no alterations or corrections, it was moved and seconded that the Minutes be accepted as written. This motion passed.

Officers' reports were as follows:

Treasurer: Karen Hederstedt presented the summary of income and expenses for the current year. Total income so far is \$3582, and expenses have totaled \$5589. Only about half our membership is up-to-date on paying their dues. In response to a question, Karen stated that the response rate since she mailed invoices for next year has been about 20%, and these funds have not yet been added into the income figures for 2001. About \$400 has been received for 2001 dues, and about \$1200 for next year's dues.

For next year, Karen projects income of \$6,300 if everyone pays their dues. Expenses are projected to be approximately \$6100, assuming no big changes from this year. There was some discussion regarding the amount budgeted for mowing the park area, but we believe the estimate of \$4700 is adequate, since some payments made this year were actually for work done last year.

One homeowner questioned why the park is mowed at all, and then complained about rats she believed to be coming from the area. She also asked why no improvements had been constructed in the park, such as picnic tables or playground equipment. It was explained that mowing is necessary to control pests such as mice and rats, and also to permit rapid flow of rainwater during heavy rains. The homeowner also stated that the decrease in litter in the park was due to her efforts, calling the City Health Dept. to keep the fourplexes on Whispering Valley clean.

Another owner asked if Past Due accounts were being aggressively pursued for collection, and suggested the use of an attorney to improve our collections. He asked if payment of dues is currently being enforced, stating that it isn't fair to those who do pay when others do not. Russ assured everyone that dues are being collected, and he explained how unpaid dues are ultimately collected and sent to us by title companies, whenever a home sells.

When this discussion was over, it was moved and seconded that the 2002 Budget be accepted, and the motion passed.

Vice President: Vince Layton gave an update on some of the ideas presented at last year's meeting, such as installation of a permanent sign or message board at our subdivision entrance, similar to the one in Mesa Park. The cost of such a sign was more than we could

afford. It had also been suggested that we install lighting for our subdivision entrance sign, but Vince said there was no power line on that side of the street to provide electricity. He looked into a solar-powered device but could not find anything available for residential use. Vince also mentioned that he and others had called the health department about keeping the trash cans at the fourplexes free of litter and inside their wooden enclosures.

Regarding mowing of the park area, Vince got competitive quotes from several landscaping services, but he found that our arrangement is much less expensive and does not require a year-round contract. Also, our riding mower is stored free of charge, repaired for the cost of parts only, and filled with gas for free.

In addition, Vince reviewed the establishment of our internet domain name and setting up of our web site, [championsforest.org](http://championsforest.org). Officers can be contacted directly at any time via e-mail.

Secretary: Kathy Yancy indicated that she was the contact person for the association newsletter, and also for information or problems related to the web site. She urged everyone to make use of these resources to keep our neighborhood safe and attractive. Kathy also represents Champions Forest on the "Quarries committee," set up to resolve disputes or problems arising out of the development of the Quarries property. No construction has yet begun, but we will be notified when it starts.

Hospitality: Sheri Jacobson stated that everyone seemed to enjoy the ice cream social held in the park in May, and we may have another in October. She spoke about the "welcome wagon" aspect of the committee's work and thanked her fellow committee members.

This concluded the committee reports, so President Russ Hyer asked the Nominating Committee to handle the election of officers. Sheri Jacobson represented this committee also, and she asked if there were any additional nominations from those present at the meeting. There were none. The nominations were:

President:	Russ Hyer	for 1 year
Vice President:	Vince Layton	for 2 years
Treasurer	Karen Hederstedt	for 2 years
Secretary:	Kathy Yancy	for 1 year

Since no one else was nominated, it was moved and seconded that these persons be elected by acclamation. They were elected. Russ urged everyone to keep our association strong by volunteering their time or talents, so that the current officers and committee members don't get overwhelmed and burn out.

The business portion of this meeting concluded and Russ adjourned the meeting at 8:05 p.m.

Respectfully submitted,

Kathy Yancy