

ANNUAL MEETING  
CHAMPIONS FOREST HOMEOWNERS ASSOCIATION

SEPTEMBER 19, 2000

The Annual Meeting of the CFHA, held at Covenant United Methodist Church, was called to order at 7:05 p.m. by Kate Walters-Beetley. She requested that everyone present sign one of the attendance sheets (including address, phone number, and e-mail address, if interested). The annual dues of \$40 were also payable at the meeting, according to Kate. The location of sign-up sheets was also pointed out for those interested in working with the following committees:

Architectural Controls  
Treasurer  
Hospitality

Kate explained that this meeting was the first held since 1997, and that she and the Treasurer Patti Bizzell were the only remaining elected officials from the last regular annual meeting. Her position was Chair of the Neighborhood Watch Committee. The purpose of tonight's meeting was to gauge our interest in participating in the Association, and if enough homeowners were interested, to reconstitute the Board of Directors and reactivate the Association.

Patti gave a summary of financial status since the 1997 Annual Meeting, including bank balances of roughly \$11,000 in 1997 and \$3,900 currently. Expenses for the years totaled approximately \$2900 for 1997, \$3800 for 1998, \$2700 for 1999, and \$1900 so far for 2000. Expenses mainly consist of lawn maintenance and property taxes for the so-called "park area" on Whispering Valley. Patti indicated that delinquent homeowner accounts had not been aggressively pursued. In 1997, 81 of the total 158 accounts were paid. Since that time, very few homeowners had paid their dues.

One owner informed the group about the importance of keeping our association active, so that delinquent dues could be collected whenever a house was sold. Unpaid dues should show up as a type of lien against the property and be collected by the title company at closing. However, the inactivity of the Champions Forest Homeowners Association has caused us to lose this opportunity over the past 3 years. This would be a very important aspect of the Treasurer's position.

It was suggested that we consider forming a Maintenance Committee to handle mowing and related chores in the park area. We could even consider other uses, such as a playground or picnic area. The ideas of lighting for our subdivision sign and some sort of message board were also presented. Certainly the park area needs to be kept clean and litter-free. Its proximity to the apartments and fourplexes near Duval Rd. seems to be a part of the litter problem, particularly considering the way many of the garbage cans at those residences are left out in the open all the time, lids open, and/or lying on

the ground. Kate mentioned that this type of situation is not permitted by city ordinance and can be reported to the Solid Waste Dept.

To encourage better communications among homeowners, we were all encouraged to supply our e-mail addresses before leaving the meeting. It was even suggested that a volunteer might construct and publish a Champions Forest webpage for us.

The importance of good communications was illustrated by several homeowners, who described their experiences with street violence, illegal activities in homes, and the presence of registered sex offenders in neighborhoods. It was stressed that only an organized homeowners group could deal effectively with law enforcement and city personnel in such situations.

When Kate requested volunteers to serve as officers for the association, many in the group responded with concerns regarding how much of a time commitment might be required. It was determined that there was no prohibition against two or more persons sharing a position. Those who volunteered to serve as officers included:

President:	Russ Hyer
Vice President:	Vince Layton
Treasurer:	Gail Zambie, Karen Hederstedt
Secretary:	Kathy Yancy

These persons were affirmed as officers of the Champions Forest Homeowners Association by acclamation of those present. All lists of persons interested in serving as officers or on committees will be turned over to Russ Hyer and these officers for further action. A meeting of officers will be scheduled within a few weeks.

The business portion of this meeting concluded, and homeowners continued to sign attendance and committee lists.

Respectfully submitted,

Kathy Yancy