

ANNUAL MEETING
CHAMPIONS FOREST HOMEOWNERS ASSOCIATION

SEPTEMBER 26, 2002

The Annual Meeting of Champions Forest Homeowners Association was called to order at 7:10 p.m. at Covenant United Methodist Church by President Russ Hyer. Russ welcomed everyone and thanked them for coming. He asked that everyone present introduce themselves and give their address. There were about 30 people in attendance.

The Minutes of last year's Annual Meeting were distributed and read. There were no alterations or corrections, and it was moved and seconded that the Minutes be accepted as written. This motion passed.

COMMITTEE REPORTS:

Treasurer: Karen Hederstedt presented the summary of income and expenses for the current year. Total income so far is \$2012, and expenses have totaled \$1831. About 70% of our membership is up-to-date on paying their dues. Of the 158 homes in Champions Forest, 23 owners still owe dues for this year, and 25 owe for this year and last year.

We ended 2001 only \$93 over our projected budget of \$6100. This year's expenditures have been considerably lower, mainly because our primary expense, mowing in the greenbelt area, has been tightly controlled. We need to pay the gentleman who mows for us about \$1100 right now but should still be below budget for this item at year's end.

There was a thorough discussion regarding methods of follow-up used to collect past due accounts. The Board of Directors plans to send Registered Letters to those who are in arrears 2 years or more. It was suggested that a statement be included that foreclosure is permitted under Texas law for unpaid homeowners' dues. This will be done. The Board also plans to notify all Travis County title companies in writing when properties are in arrears and may have a lien filed against them. The owners of those properties would receive a copy of the letter.

Karen reported that another Statement of Account would be sent out to those with past due balances, and it would be more strongly worded. One homeowner asked if the Statement could be made to look more like an invoice, maybe with a tear-off stub and a return envelope. Another homeowner suggested that an affidavit be filed in the real property records of Travis County for each property in arrears, instead of depending just on title companies to contact the Association for information. This suggestion will be researched and discussed at the next Board of Directors meeting in October.

When this discussion was over, it was moved and seconded that the 2003 Budget be accepted as presented, and the motion passed.

Vice President/Maintenance: Vince Layton gave an overview of the method employed in getting the greenbelt, or common area, mowed. Because of some complaints last year about the cost of greenbelt maintenance, a less frequent mowing schedule was adopted this year. This has resulted in a significant savings, but also in taller grass between mowings. One homeowner asked if the mowing could be done a little more often, as the tall grass interferes with her dog-walking. It was agreed that the current mowing schedule will become the "baseline" for the future – mowing will be done at least as often as it has been this year. The practice of leaving the wildflowers when mowing in the spring will be continued, by request. Weed-eating around trees will be done about 4 or 5 times a year also, by request.

Vince encouraged everyone to let him know their specific requests and suggestions, either by phone or in person or via our website e-mail facility. He also asked that everyone consider taking a more active role in the Association.

Secretary: Kathy Yancy stated that she was the point person to contact regarding the newsletter, and also for information or problems related to the website. She urged everyone to dig out or print from the website copies of their Association Bylaws and Covenants, Conditions, & Restrictions.. Kathy also represents Champions

Forest on the Quarries oversight committee and indicated that the area is closed for construction. The new entrance from Mopac has been cleared but not paved.

The proposed new park in the Yett Creek area north of Champions Forest was briefly discussed. Kathy said the Board of Directors supported only low-impact uses for this park area – no lights, swimming pool, restrooms, or concession stand.

The “Safe Routes to School” program at Davis Elementary was also discussed. Kathy explained that a survey was forthcoming, in which residents would be asked for their opinions on a number of potential improvement projects near the school. Several people volunteered to help distribute these surveys. Kathy encouraged everyone to participate by completing and returning this survey, either on paper or online.

Hospitality: Kristie Gibson stated that everyone seemed to enjoy the ice cream social held in the greenbelt in April. She spoke about the success of the food drive.

Kristie is moving to Fort Worth in December, so a new Hospitality Committee person is needed.

ELECTIONS:

When the committee reports concluded, President Russ Hyer asked the Nominating Committee to handle the election of officers. Kristie Gibson, representing the committee, asked if there were any additional nominations from those present at the meeting. There were none. The nominations were:

President:	Russ Hyer	for 2 years
Secretary:	Kathy Yancy	for 2 years

Since no one else was nominated, it was moved and seconded that these persons be elected by acclamation, and they were so elected.

OLD BUSINESS:

Russ Hyer mentioned the successful petition drive to keep Duval Road from being restriped into a 4-lane thoroughfare.

NEW BUSINESS:

A homeowner made a suggestion that local candidates for political offices be invited to speak to us at some type of get-together. While our Annual Homeowners Meeting is probably not the appropriate venue for such an activity, the idea was enthusiastically received. Larry Deuser, visiting President of Angus Valley Area Neighborhood Association, stated that City Council candidates had historically been invited to speak at an area-wide gathering.

A concern was voiced by another homeowner about vehicles speeding through the neighborhood, especially on Black Angus and Whispering Valley. The Board of Directors will contact the City of Austin about speed limit signs for these two streets.

Russ urged everyone to keep our Association strong by volunteering their time or talents, reiterating Vince’s appeal for additional volunteers to help out current Board and Committee members.

The business portion of this meeting concluded and Russ adjourned the meeting at 8:30 p.m.

Respectfully submitted,

Kathy Yancy