

ANNUAL MEETING
CHAMPIONS FOREST HOMEOWNERS ASSOCIATION

SEPTEMBER 16, 2003

The Annual Meeting of Champions Forest Homeowners Association was called to order at 6:30 p.m. at Davis Elementary School by President Russ Hyer. Russ welcomed everyone and thanked them for coming. There were about 30 people in attendance.

The Minutes of last year's Annual Meeting were not available, and Russ asked everyone to read them on our web site and respond with their approval via phone or e-mail to him.

REPORTS:

Treasurer: Karen Hederstedt presented the summary of income and expenses for the current year. Total income so far this year is \$4804 and expenses total \$3620. One hundred of our members are up-to-date on paying their dues. Of the 158 lots in Champions Forest, 39 owners still owe dues for this year, 9 owe for last year, and 10 owe for 3 years. Follow-up with these owners continues, and liens will be filed against their properties if they don't bring their payments up to date. Karen's 3-part mailout of statements was effective at bringing in some of these payments.

We ended last year under budget. This year's expenditures have been lower than projected, primarily because our biggest expense, mowing in the greenbelt area, has been lower. Less rain during the growing season has helped considerably, along with a decreased frequency of mowing than in previous years. There was a question about the rather large amount budgeted for mowing, and Russ and Vince reminded everyone that unpredictable weather conditions have something to do with that, as well as the eventual need to repair and/or replace the mower.

A question was raised about when our dues payments are owed. Karen explained that bills are sent out in November for the coming calendar year, and payments are considered late after March 31st.

Another homeowner asked about insurance coverage for the officers and the association. Russ stated that liability insurance quotes were obtained earlier in the year, and we could not afford such a policy without a major increase in dues to cover the cost (estimated at several thousand dollars per year). However, we were also assured by the insurance agent that we had very little actual liability to be concerned about.

It was moved and seconded that the 2003 Budget be accepted as presented, and the motion passed on voice vote.

Vice President and Maintenance: Vince Layton gave an overview of the enforcement actions taken during the year, with regard to requirements in our Restrictions that our properties be properly maintained, safe, and attractive. He reminded everyone that the Association has virtually no authority to compel owners to comply with the Restrictions, particularly not the power to assess fines for non-compliance. The efforts of the Officers in this regard will continue.

Secretary: Kathy Yancy represents Champions Forest on the Quarries oversight committee. She reported that Hyde Park Baptist Church would soon break ground for their first building, the Christian Life Center.

OLD BUSINESS:

No discussion.

NEW BUSINESS:

Russ asked if there were any additional nominations for Treasurer or Vice President. Carol Szerszen was nominated for Treasurer but declined. Vince Layton declined to run for Vice President again. It was moved and seconded that Karen Hederstedt be re-elected by acclamation, and she was so elected. If no one volunteers to serve as Vice President, the officers will appoint someone.

Russ notified everyone that he would not be running for President again next year, as he anticipates moving out of the neighborhood. He stressed the importance of continuing to keep our Association active and functioning. Several of those present affirmed this as a priority, mainly as a means of preserving and enhancing our property values.

The recent effort to prevent National Instruments' zoning change request on Duval Road was discussed. Our message about safety and quality of life was evidently not understood by the Planning And Zoning Committee. Now our only hope is to turn out in large numbers at the City Council meeting where this issue will be voted on, and do a better job of communicating our fear that Duval is becoming another Braker Lane. Kathy will post the sample letter on our web site, along with City Council e-mail addresses, so that everyone can send letters of protest.

Robin Lowman asked for more volunteers to assist on the Architectural Controls Committee. Russ reiterated this appeal for more participation by homeowners in the affairs of the Association. If the organization is not perceived to have any value, then it becomes nothing but a social club. Tom Smith asked if the Thursday night Officers' meeting was mandatory, and it was agreed that the next meeting would be Tuesday, September 30th instead. Anyone interested in helping out in any way is urged to attend – 7:15 pm at 4704 Switch Willow. Mac Canary asked if responsibilities could be shared among two or three people to lessen the burden and time commitment, and the officers agreed and welcomed all interested parties.

The business portion of this meeting concluded and Russ adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Kathy Yancy