

ANNUAL MEETING
CHAMPIONS FOREST HOMEOWNERS ASSOCIATION

SEPTEMBER 28th, 2006

The Annual Meeting of Champions Forest Homeowners Association was called to order at 7:15 p.m. at Covenant United Methodist Church by President Jayme Foley. She welcomed attendees, thanked them for coming, and introduced the Board members. There were about 15 people in attendance.

The Minutes of last year's Annual Meeting were distributed, read, and approved as written.

Budget: Karen Hederstedt prepared the summary of income and expenses for this year, with a projected balance at the end of the year and a proposed budget for 2007.

The bank balance as of 9/27/06 was \$12,923.19 with a projected balance on 12/31/06 of \$8,635.12. Collections have been going well, but a few more owners (about 12 to 15) are in arrears and will receive statements from Karen. If the payments from the 4 seriously past due accounts are not received soon, we will have an attorney send demand letters indicating that liens are being prepared against their properties for the amounts of the unpaid dues plus expenses.

We have not yet spent any funds on Legal Expenses, but we have a couple of properties encroaching into the greenbelt. We need the attorney to contact the owners, and we need help collecting the past due accounts, as mentioned above.

We will set aside another \$1000 toward Equipment Replacement for the lawn mower used in the greenbelt. Lawn maintenance should cost less for this summer, due to the lack of rainfall. We receive the invoices for maintenance about once per quarter.

The City of Austin sign requiring pet owners to clean up after their pets will be reinstalled.

No funds have been expended yet for social events, but it's only just cooled off enough to have an outdoor event. We should try to have an ice cream social in the greenbelt this fall.

No repairs have yet been made to the entrance sign. It was suggested that the social event could be combined with repairs to the sign.

The total Projected Expenditures for 2007 are \$8,565, resulting in a Projected Balance at the end of 2007 of \$5,295.12. It was moved and seconded that the proposed budget for next year be accepted as presented, and that motion was approved.

Forms for homeowners' e-mail addresses were provided, and any new ones will be added to Kathy's distribution list.

Several dues payments were accepted at the meeting

Elections: Vince Layton asked if there were any additional nominees for the positions of President or Secretary. There were none. Both Jayme Foley and Kathy Yancy were re-elected by acclamation for two-year terms of office.

The position of Architectural Controls Committee chair is vacant, but no one at the meeting volunteered to serve in this capacity. We discussed several reasons why architectural controls are important. Architectural issues will be handled by the Board as a whole for now.

The Newsletter Editor position is also vacant. Kathy continues to post information on the website and send out e-mails concerning important issues. These practices will continue.

Jayne mentioned that she had received information from residents of the Angus Valley subdivision (bounding Champions Forest to the north and west) indicating that the 3M office building at 183 and Duval may be sold and redeveloped in the near future. She will keep us informed on this topic, as it may have significant impact on our neighborhood.

A question was raised about the recent City of Austin ordinance restricting the size of home improvements. We do not believe that our neighborhood is included in the effective area of this new ordinance.

The business portion of this meeting concluded and Jayme adjourned the meeting at 7:50 p.m.

Respectfully submitted,

Kathy Yancy
Secretary