

ANNUAL MEETING
CHAMPIONS FOREST HOMEOWNERS ASSOCIATION

OCTOBER 22nd, 2008

The Annual Meeting of Champions Forest Homeowners Association was called to order at 6:37 p.m. at Davis Elementary School by President Jayme Foley. She welcomed attendees, thanked them for coming, and introduced the other members of the Board. There were about 16 people present.

President Foley reviewed some of the highlights of the past year, including the revision to the lane striping on Duval Road, which Champions Forest homeowner Doug Brooks was so effective in obtaining for us. We also voiced our concerns about the Union Pacific railroad crossing last year, and it was finally repaired to be easier to drive across. We had sent to the City a list of sidewalk areas which needed repairs, and permanent repairs have recently been made.

Jayme mentioned that our association frequently uses e-mail to handle problems and issues which arise, as opposed to having face-to-face meetings. Specifically, she talked about a building permit/home improvement issue that had come up recently on Hispania Court and was resolved via e-mail.

There was some discussion regarding the unsightly apartments and duplexes/fourplexes on Whispering Valley and neighboring streets. It is recommended that anything which poses a safety or health concern be reported directly to the City by calling 311. Jayme said that perhaps sending out a postcard to the owners might be effective at getting the area cleaned up. The property managers could also be contacted and asked to keep a closer watch on the properties, which seem to be mostly investor-owned. While the owners would need to be looked up on the Appraisal District website, many of the management companies have their signs in the yards of these buildings.

Interest was expressed in having a neighborhood garage sale, and Kathy stated that she had received only one request in the past year regarding this. Jayme indicated that we should also try to have a social gathering of some sort in the near future, and she will work on that.

The Minutes of last year's Annual Meeting were read and approved by voice vote.

Budget: Karen Hederstedt prepared and presented the Treasurer's Report, summary of income and expenses for this year to date, a projected balance at the end of the year, and a proposed budget for next year. Expenditures remain fairly stable, with the mowing cost for the greenbelt mostly dependent upon how much rainfall we get.

The bank balance as of 9/30/08 was \$11,489.80 with a projected balance on 12/31/08 of \$9,500.29. Collections have gone very well, and we may achieve nearly 100% this year. Lawn maintenance cost less than usual this summer, due to the scant rainfall.

Total Projected Expenditures for 2009 are \$9,430 with in a Projected Balance at the end of the year of \$5,295.29. It was moved and seconded that the proposed budget for next year be accepted as presented, and that motion was unanimously approved.

Dues payments were accepted at the meeting.

Elections: Tom Smith, Vice President, asked if there were any additional nominees for the positions of President or Secretary. There were none, and both Jayme Foley and Kathy Yancy were re-elected by acclamation for two-years.

Projects: The greenbelt/creek area was successfully cleaned up last year, with a group headed by Carol Szerszen. Tom Smith stated that it is the perfect time to do this again, now that temperatures are cooler. He has lead scout groups previously in this activity. Kathy will contact Carol for the specifics of how she organized the cleanup day and how she got the City of Austin Solid Waste Dept. to pick up the trash afterwards. It was suggested that we pick a convenient day (maybe a Sunday) and make up a sign for the greenbelt area (similar to the Annual Meeting sign) asking for volunteers.

Max Smith was commended by everyone for his continuing (volunteer) efforts to keep our common areas neatly trimmed! He is currently working on the side of the Methodist Church, at their request, cleaning up their boundaries. Only once in a great while will a resident complain about the removal of the "natural greenery."

The business portion of this meeting concluded and Jayme adjourned the meeting at 6:56 p.m.

Respectfully submitted,

Kathy Yancy
Secretary