

ANNUAL MEETING
CHAMPIONS FOREST HOMEOWNERS ASSOCIATION

OCTOBER 22nd, 2009

The Annual Meeting of Champions Forest Homeowners Association was called to order by President Jayme Foley at 7:09 p.m. at Covenant United Methodist Church. She welcomed the attendees, thanked them for coming, and introduced the other members of the Board. There were about 15 people present.

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

Budget: Karen Hederstedt prepared and presented the Treasurer's Report, summary of income and expenses for 2009 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 as our largest expense. This is mostly dependent upon how much rainfall we get, and the drought had a favorable effect on this item in the budget. Only \$2925 has been spent this year for mowing, with maybe 2 more bills to pay this year.

The bank balance as of 9/30/09 was \$15,434.01. Total Projected Expenditures for 2010 are \$9,430 with a Projected Balance at the end of 2010 of \$5,918.05. Karen mentioned that there are 3 owners who have refused all efforts to collect their unpaid dues. We will have an attorney send them letters of explanation. There are contingency funds set aside in our budget for such a purpose. Karen may approach the tenants in some of these homes to ask about the owners' correct mailing addresses.

The 2010 Budget was approved as presented.

The first item of New Business was a recent change to the City of Austin ordinance on front yard parking of vehicles. The subdivisions that elect to participate in this restriction must renew their application every year now. In addition, various documents are also required to be submitted. We are all in favor of continuing our participation in this.

Jayme led a discussion regarding the APD list of crimes reported in 2009 so far. It was a short list, especially when compared to the nearest subdivision, Angus Valley. Kathy pointed out that there are 2 new resources available to anyone wanting more information about security in our area. The website www.spotcrime.com has a good service for receiving news of crimes reported within a small radius of your home, usually 2-4 times per week. The Travis County Sheriff also provides information and alerts to your inbox from www.citizenobserver.com.

Tom asked about the new graffiti on the railroad trestle over the creek, and others reported that it was just cleaned up by a City crew.

We talked about the recent installation of two more streetlights on Whispering Valley Drive where it bends in front of the condos. It was the management company for the Whispering Valley Condos that requested the lights be put in. One person asked about reporting a flickering streetlight, and we agree that calling 3-1-1 to request a repair is the best approach.

Several questions were asked about City or Homeowners' Association regulations regarding overgrown plants and trees in public areas. Specifically, the corner of Whispering Valley and

Misty Brook was mentioned as needing a significant trimming. Others spoke about low-hanging branches obstructing our sidewalks. There are requirements from the City of Austin that intersections have a clear line of sight in every direction for a specific number of feet, and also for clearance above the sidewalks. We suggest that those who are confronted with these situations file a report with Austin by calling 3-1-1. One homeowner has a list of the sidewalk areas and will provide it to the Board for further action.

Homeowners from Gypsy Cove brought up a problem that they currently have with a part of their house built too near the back property line. Apparently they need a variance from the City for this, even though the home was built in 1985 and has had several owners since then. Jayme proposed that the officers on the Board serve as Architectural Controls Committee and help these owners to get what they need, if possible. She will also examine old records from previous Boards, to see if there is any mention of this situation being dealt with previously.

Elections: Jayme Foley, President, asked if there were any additional nominees for the positions of Vice President or Treasurer. There were none, and both Karen Hederstedt and Tom Smith were re-elected by acclamation for two-year terms.

The business portion of this meeting concluded and Jayme adjourned the meeting at 8:05 p.m.

Respectfully submitted,

Kathy Yancy
Secretary