

ANNUAL MEETING
CHAMPIONS FOREST HOMEOWNERS ASSOCIATION

OCTOBER 18th, 2012

The Annual Meeting of Champions Forest Homeowners Association was called to order at 7:09 p.m. at Covenant Methodist Church by President Jayme Foley. She welcomed the attendees and introduced the members of the Board, two of whom were up for reelection. There were about 19 people present.

Jayme began by discussing maintenance issues in the greenbelt area, caused mainly by the heavy rains in July. The rock work done last year, near the entrance sign, was damaged and needs some repair. One bid has been received and others are being sought. In addition, one large tree in the same area has several dead branches which should be removed. This will require a professional, and bids will be solicited for this work, as well. Max Smith reported that there are also several dead trees of smaller sizes in the greenbelt, which should be removed. He volunteered to do this work, and it was suggested that we might also chip up a lot of this wood ourselves.

Another issue that Jayme discussed was the liability insurance that the Board obtained this past year. Due to the potential for lawsuits from possible injuries sustained in our greenbelt, or from disgruntled homeowners, the officers felt that a decision could no longer be delayed on this issue. As was pointed out, money for the insurance premium (\$2,315) was made available by adjusting budget reserves set aside for other projected expenditures. Therefore, no increase in homeowners' dues was needed. As is often the case, projected expenditures for contingencies did not materialize over the year.

President Foley then asked everyone to review the Minutes of last year's Annual Meeting, which were approved by voice vote.

Budget: Karen Hederstedt presented the Treasurer's Report, summarizing income and expenses for this year to date, a projected bank balance at the end of the year, and a proposed budget for next year. Expenditures remain similar from year to year, with mowing of the greenbelt as our largest expense. One homeowner had requested that his lawn service be offered the opportunity to provide a quote for mowing the greenbelt. Jayme indicated that the quote showed no savings to speak of, so no change was made.

A homeowner brought up the question of what would trigger a need to increase our dues. The \$40 per year amount has been the same for a number of years. Karen pointed out that we've maintained a comfortable cash balance in the association's bank account, without any increase. And Jayme stated that the dues amount is specified in our Covenants, Codes, and Restrictions which govern the association. It would require a 2/3 majority vote of all owners, in order to make any change to our CCR's. So, for now, there will be no change to our dues.

The bank balance on 10/15/12 was \$13,518.56 (also the projected balance on 12/31/12). Collections are going well, and dues payments were accepted at the meeting.

Total Projected Expenditures for 2012 are \$9,764.10, leaving a year-end bank balance of \$8,979.07. For 2013, Projected Income is \$5,155 and Projected Expenditures are \$12,115. This includes an estimated \$7,250 for maintenance in the greenbelt and \$2,950 for insurance and various services/supplies.

It was moved and seconded that the proposed budget for 2013 be accepted, and that motion was unanimously approved.

The greenbelt/creek area needs to be cleaned up again. Carol Szerszen spoke about how she organized the cleanup day previously. Mowing of the creekbed by City of Austin workers has begun at the west end of the creek, and Carol will call to find out when our part of the creek will be mowed. The cleanup will take place after the mowing.

A guest, Carol Boyd from Angus Valley Area Neighborhood Association, introduced herself and discussed several concerns that we all share, such as the increased traffic on Duval Road, difficulties for people leaving the neighborhoods by turning left onto Duval, and the continuing problems emanating from the unsightly duplexes and apartments east of Whispering Valley Drive.

Vice President Krista Crockett called for Elections, and asked for nominations from the floor. There were no other nominations for President or Secretary, and Jayme Foley and Kathy Yancy were returned to office by acclamation.

The business portion of this meeting concluded and Jayme adjourned the meeting at 7:53 p.m.

Respectfully submitted,

Kathy Yancy
Secretary