

ANNUAL MEETING  
CHAMPIONS FOREST HOMEOWNERS ASSOCIATION

SEPTEMBER 22<sup>nd</sup>, 2004

The Annual Meeting of Champions Forest Homeowners Association was called to order at 7:05 p.m. at Davis Elementary School by President Jayme Foley. She welcomed everyone and thanked them for coming. The Officers and Board members were introduced. There were about 25 people in attendance.

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

REPORTS:

Treasurer: Karen Hederstedt presented the summary of income and expenses for the current year, as well as a proposed 2005 budget, in a new format. There are new line items in this year's proposed budget: legal fees, greenbelt enhancements, and lawnmower replacement fund. It was made clear to everyone that these funds will be there if and when they are needed, not to be spent until necessary. Various suggestions were offered, as to how the Association could save on legal fees for collecting Past Due accounts: ask for attorneys in the neighborhood to perform our legal work Pro Bono, or seek an attorney familiar with this type of work from outside Champions Forest who would work for little or nothing for us. It was also suggested that perhaps the Austin Neighborhood Council would be able to help us with collections.

It was moved that the proposed budget for next year be accepted as presented, but there was no second. Discussion regarding the proposal to place a picnic table in the greenbelt revealed that many of those in attendance were not in favor of this, due to concerns about trash, vandalism, liability, and other undesirable side effects. There was a second motion to approve the budget without this \$600 line item, and that motion was approved. There will be no picnic table purchased for the greenbelt at this time.

Total income so far this year is \$5,839.99 and expenses total \$4,073.14. The beginning balance in January was \$55,510.46, so cash on hand as of today is \$7,277.31.

Maintenance: Vince Layton gave an overview of the procedure for maintaining the greenbelt area. There were several questions about the condition of the mower and how long we might expect it to last. The gentleman who does the mowing has also proposed simply purchasing his own mower and increasing his fee.

Secretary: Kathy Yancy indicated her willingness to run for Secretary again, but stated that she could no longer prepare and distribute the Champions Forest newsletter. Volunteers were asked to speak up, and Kathy said she would provide training and assistance to them.

OLD BUSINESS:

No discussion.

NEW BUSINESS:

Jayme explained that new legislation is taking effect which will permit home rainwater collection systems, with certain limitations. We should consider writing some guidelines into our CCR's which would control placement and size of such systems. One homeowner suggested that, since we already have requirements regarding outbuildings and structures added onto homes, that we simply expand upon that language to include rainwater collection systems.

We also briefly discussed the pending approval of another wrought iron fence in the subdivision. Owners agree that such fences are attractive but present a problem when there is something unsightly in the backyard.

One owner asked about requesting that the City install "speed humps" along Black Angus Drive to deter speeding. Another owner indicated that she had already explored this possibility with regard to Whispering Valley, and was told that it would not be allowed, because the street was a major thoroughfare for police and emergency service vehicles. We believe that Black Angus would probably be viewed the same way by City officials. We could survey the residents of Black Angus (including those not in Champions Forest) for their opinions on speed humps.

A question was asked regarding the overhanging tree limbs along the greenbelt at Whispering Valley Drive. Recently, some large trucks have come through the neighborhood and run into the limbs. Are we liable, as an Association, for not trimming the limbs back? We don't think so.

The condition of our subdivision entry sign was discussed, particularly the apparent vandalism that is occurring. We should schedule a work day in the greenbelt soon, to spruce up the sign and work on trees and shrubs. A Boy Scout or Cub Scout troop may be interested in helping with clean-up around the creek.

#### ELECTIONS:

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

The business portion of this meeting concluded and Jayme adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Kathy Yancy