

ANNUAL MEETING
CHAMPIONS FOREST HOMEOWNERS ASSOCIATION

SEPTEMBER 27th, 2007

The Annual Meeting of Champions Forest Homeowners Association was called to order at 7:03 p.m. at Covenant United Methodist Church by Vice President Tom Smith. He welcomed attendees, thanked them for coming, and introduced the members of the Board. There were about 25 people in attendance. President Jayme Foley was ill and unable to attend.

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

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 2008.

The bank balance as of 9/27/07 was \$13,016.58 with a projected balance on 12/31/07 of \$9,298.32. Collections have been going well, and additional unpaid dues have been received this week.

We have not yet spent any funds on Legal Expenses, though funds are set aside for this contingency.

We set aside \$500 toward Equipment Repair for the lawn mower used in the greenbelt, but the maintenance person purchased his own mower. Lawn maintenance cost more than usual this summer, due to the increased rainfall.

No funds have been expended yet for social events.

Repairs were made to the entrance sign, at the end of 2006, by homeowner Mike Crockett.

The total Projected Expenditures for 2008 are \$9,265 resulting in a Projected Balance at the end of 2008 of \$5,258.32. It was moved and seconded that the proposed budget for next year be accepted as presented, and that motion was approved unanimously.

Homeowner Carol Szerszen discussed trash in the creek and greenbelt areas, which she and others have begun picking up. We will try to enlist others to clean up the greenbelt soon. Kathy will send out an e-mail requesting volunteers.

We also talked about the garbage and trash in front of the duplexes on Whispering Valley. Doug Brooks related how he looked up and contacted the owner of one of the buildings, and got the trash cleaned up there. We will talk to the City of Austin Solid Waste Dept. about possible violations of regulations or ordinances.

Vince has called the City regarding the mowing of the creek bed west of Black Angus.

Forms for homeowners' e-mail addresses were provided, and any new ones will be added to Kathy's distribution list. Tammy Walters suggested that forms be distributed by hand to all homeowners, allowing them to join the e-mail group.

Several dues payments were accepted at the meeting.

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

The business portion of this meeting concluded and Tom adjourned the meeting at 8:00 p.m. The rest of the evening was spent looking at Doug Brooks' drawings of the intersection of Duval and Whispering Valley Drive. Everyone agreed that Doug should continue to be the "point person" in dealing with the City Traffic Dept. in trying to restore our left turn lane at this intersection. If they stop listening to him, he will advise us and we can organize a broader campaign to get the left turn lane back.

Respectfully submitted,

Kathy Yancy

Secretary