

ANNUAL MEETING  
CHAMPIONS FOREST HOMEOWNERS ASSOCIATION

OCTOBER 27th, 2011

The Annual Meeting of Champions Forest Homeowners Association was called to order at 7:08 p.m. at Covenant Methodist Church by President Jayme Foley. She welcomed the attendees and introduced the other members of the Board. There were about 14 people present.

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

Two updates on issues were presented. Jayme stated that the expansion plans for the Buddhist temple on Duval have been approved. Screening on the back of the property, on Switch Willo Drive, is planned. Also, the City will request that no construction vehicles use Switch Willo during the construction of the new temple and dormitory. Unfortunately the City cannot compel compliance with this, but Jayme plans to send a letter from the association requesting that Switch Willo be avoided by large trucks, etc.

The second issue was the splitting of a large tree on the creek bank behind a home on Whispering Valley. Max Smith cleaned up the broken branches and stacked everything at the curb. Thanks, Max!

Secretary Kathy Yancy reported primarily on her role representing Champions Forest with the Five Neighborhoods United/Hyde Park Baptist Church Quarries Committee. The church's 10 year site plan for that property on the south side of Duval Road is expiring, and after lengthy negotiations the neighbors and the church have agreed on modifications to allow a Managed Growth Plan to go forward.

Kathy also discussed the proposed Yett Creek Park off-leash dog park. Homeowners whose lots border the park property favor as little improvement or development in the park as possible, it seems. This is also the area where there was a wildfire in September.

Budget: Karen Hederstedt 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 again the primary expense. So far, \$2925 has been spent for mowing and there should be one more invoice by year-end.

The bank balance as of 10/15/11 was \$9,763.52 with a projected balance on 12/31/11 of \$7,962.58. Collections have gone well, and dues payments were also accepted at the meeting.

Total Projected Expenditures for 2011 are \$9,560.80. Because of additional stone work needed on the trees near the entrance sign, Jayme proposed to keep the line item of \$3,000 next year for removal of old railroad ties and replacing them with stone paving material.

The Landscape Improvements item will also be increased from \$500 to \$2500, mainly as a contingency. The Equipment Repair item will be increased from \$500 to \$1,000.

There was some discussion regarding the line for Equipment Replacement Fund of \$2000. We learned that the person who mows the greenbelt is using his own equipment now. We agreed to keep the \$2,000 in the new budget but to change the name to Emergency Fund. In this way, we have additional money set aside for whatever may arise. Karen had pointed out that if we were forced to cover every possible contingency in a single year, we could come up short of money.

After the Board deliberated the need to have both general liability coverage for the greenbelt area and Officer errors and omissions coverage in place to protect the association from potential lawsuits, it was moved by Jayme and seconded by Kathy that the 2012 budget be amended as follows: Welcome Packets reduced by \$50, Landscape Improvements reduced by \$2000, Equipment Repair reduced by

\$500, and Emergency Fund reduced by \$800. The following items would then increase: Legal Fees increase by \$1000, and a new line item for General Liability and Officer Insurance is added for \$2350. Net impact on the proposed 2012 budget is \$0. Unanimous approval was given by the officers to this change.

It was moved and seconded that the proposed budget for next year be amended as discussed and accepted, and that motion was unanimously approved.

New Business: The greenbelt/creek area was successfully cleaned up last year by a group headed by Carol Szerszen. We agreed that it is time to do this again. Carol spoke about how she organized the cleanup day previously. Jayme mentioned that one of her neighbors was willing to organize an Ice Cream Social, and we approved the combining of the Creek Clean-Up and the Ice Cream Social in early spring, probably in March (avoiding Spring Break and Easter).

President Foley called for Elections, and asked for nominations from the floor. Vince nominated Karen Hederstedt to serve as Treasurer again, and Krista Crockett volunteered to serve as Vice President. There were no other nominations, and both persons were elected by acclamation.

The business portion of this meeting concluded and Jayme adjourned the meeting at 7:46 p.m.

Respectfully submitted,

*Kathy Yancy*  
Secretary