

Champion Park HOA – Board Meeting

Minutes March 07, 2012

Called to order: by Cleon Pilon in Ray Corrie's Home at 7:05 pm

Attendees: Cleon Pilon, Carol Corrie, Val Welsh, Ray Corrie, and Ron Cornwell

Minutes

January 19, 2012 Board Meeting read by Ron Cornwell.

Ray moved to accept minutes as read. Val seconded the motion. The motion carried.

Financial Report

February 2012 month end presented by Carol

Beginning Balance January 1, 2012	145,745.48
Revenue	25,960.00
Expenses	15,387.28
Ending Balance February 29, 2012	155,726.27
Outstanding Dues/Late Fees	
January 1, 2012	7,583.40
February 29, 2012	71,795.37
Increase of	64,211.97

HOA Dues statements were mailed on 2/15 with a dues date of 3/15, which accounts for the spike in Outstanding Dues/Late fees. April should be back down.

Val moved that we accept the financials as presented. Ray seconded the motion. The motion carried.

Fence Painting and Repair

Two bids were received from Rick's Painting. The first was for repair work (broken lattice, posts, and boards, with painting) for \$3,311.89. The second is for painting the remaining 4889 linear feet of fence, including backroll on ends, for \$14,402.70.

Carol moved to accept the bids as presented, Val second the motion and it carried.

Ron was approached by one of the community members interested in organizing a service project (using community volunteers) to paint the fence on an annual basis. The board asked that a presentation be prepared for the Annual meeting. Ron will work with the requestor to arrange that.

Website

Ron reported that he was finally able to have Troy release the championpark.org domain and he has started the process to transfer it to "1and1" domain hosting service. Once complete the HOA new website will be hosted by the Weebly.com service that he demonstrated on January 19. Ron is also looking into additional features to better service the HOA.

Other business

Cleon and Ray both reported that they will be stepping down from the board. In the past Ron had indicated that he might need to step down also, but will continue to serve if no other candidates step forward and he is re-elected.

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Pump Service

Zero balance invoices were provided for services completed 2011. Going forward the board has requested we be notified each time that service is performed on our pump by Precision Pump

Landscape Contract

The contract is up this year. If we choose to change vendors we should put out for bids in May or June so the board can compare proposals during July and August to be able to make a decision by the October 31 date that we need to provide notice to our current vendor.

Auxiliary Pump

The hook-up of this pump (located in the micropath off of Justin) is budgeted for this year. The purpose of the pump is to provide a back-up water source, for the community, in the event the Settler's irrigation water is restricted earlier than desired.

Annual Meeting topics

Cleon moved that we give Cindy Penfold a plaque and gift certificate for the efforts she has made to successfully organize and implement the Neighborhood Watch program. Ray seconded the motion and it carried. Val will take care of getting a plaque and gift card to Johnny Carino's for \$50

Adjourn

Cleon motioned to adjourn at 8:12 pm, Carol seconded the motion, the motion carried.

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Follow-up Items

- Val will obtain a "Thank you" plaque and gift card for Cindy Penfold, to be presented and the Annual HOA meeting.
- Ron will have a presentation on using volunteers to paint (stain) the HOA fences.

Other information provided by Cleon

In the last few years the HOA Board has addressed the following safety concerns

- Speed limit signs have been placed at all entrances
- 2 crosswalks have installed (painted on the road)
- Several Handicap ramps (traction pads) have been installed

Areas that still need attention

- Crosswalk crossing Troxel from park to Van Oker
- Stop sign at corner of Troxel turning onto Nakano