

Champion Park HOA – Annual Meeting

March 22, 2012

Discovery Elementary School, 2100 E Leighfield Dr., Meridian, ID 83646

Minutes

Called to order: 6:35 PM by Cleon Pilon

Administrative Matters – Mike Farlow, Valley Property Management

Review Proof of meeting notice

Establishment of Quorum – 20 proxies and 32 homes represented

New Business – Cleon Pilon, President, HOA board of Directors

Budget and Finance - Carol Corrie

Cash on Hand – January 1, 2011	\$136,186.38
Revenue	\$94,682.75
Expenses	\$85,765.58
Net Income/(Loss)	\$8,817.17
Cash on Hand – December 31, 2011	\$145,103.55
Delinquency, Outstanding Dues and Fees	\$7,583.40

Long Range Planning – Cleon Pilon

Fence maintenance and repair options were presented. Cleon Pilon presented options for replacement with Vinyl or Wood. Various options from piece meal to all at once with financing over 10 years were discussed. The various costs were presented. All vinyl done at one time would require the HOA to take out a 10 year loan for approximately \$230,000. Each of the options presented for fence replacement included increasing HOA annual fees any where from \$30 to \$60 per year. When put to those in attendance any consideration for replacing the fences at this time was overwhelmingly rejected, in favor of continuing to maintain the fences as we currently do. Current Fence Maintenance costs are approximately \$12,000 per year (repairs and painting).

Gary Peterson proposed enlisting members of the community (Champion Park resident) to paint the fence every couple of years. While many thought that might be a viable way to keep the cost of maintenance down, some concerns were voiced.

- What is the potential liability to the HOA in the event of an injury or property damage
- Could volunteers do the job as we as paid “professionals”
- Wouldn't the increased cost in materials (assuming volunteers would not be as efficient as paid “professionals”) offset the labor savings

The concluding consensus was that we would continue with the fence maintenance as it has been at least for the remainder of 2012 and beginning of 2013.

Neighborhood Watch – Cindy Penfold

Cindy Penfold announced that we needed a new block captain for Block 6 (Pankratz). The Jones family is unable to continue in that function. Also, would like community members to submit positive information for the Neighborhood watch to report to the community, so that the alerts are not just warnings and bad news. Some suggestions include welcoming new neighbors, shout outs for good neighbors, etc.

The Board presented Cindy with a thank you gift for her time, effort and dedication to make sure we have a well functioning Neighborhood watch.

Landscape Committee – Cleon Pilon

We are looking for volunteers to participate and head up the 2012 Landscape Committee. The Landscape Committee finds an area of the common grounds that could use some improvement, puts out a bid for proposal, and within the budget limits selects a bid for the work.. Shuree Chrysler and Illa Vermeulen both volunteered to participate if Phyllis Crownover would head up the committee again this year. The board will ask Phyllis if she would be willing to head up the committee again this year.

Website – Ron Cornwell

Ron Cornwell presented the fact that our website has been moved to a different provider saving the HOA about \$200.00 per year and offering greater flexibility and features. The address remains www.championpark.org.

Question/Answer

1. What can or should be done about loose dogs in the park or neighborhood? / contact the meridian Police Department or Animal Control
2. What is the Status of the Well Pump on Justin? / The budget has set aside the \$3500 necessary to have the pump put into service this year so that in a year where we may need the water it will be available. As long as we exercise our water rights every 5 years we will maintain them.
3. What can be done about the parking issue on Leslie along the park and along the pond? / If a no parking sign is there your can call the Meridian Police Department
4. Light on Troxel and Ustick is not turning on? / Mike Farlow will follow up.

Board of Directors Elections

Nominations

Cleon Pilon declared that he would not run again and reported that – at the most recent Board meeting March 7, 2012 – Ray Corrie also declared he would not run again.

Nominations made for and accepted by:

- Carol Corrie
- Ron Cornwell
- Val Welch

Motion made by Cleon Pilon to close the nominations, seconded by Cindy Penfold, motion carried without opposition.

Ballot voting

Motion made by Cleon Peterson to waive Ballot voting, seconded by Cleon Pilon, motion carried without opposition.

The vote was put to the floor all were in favor without opposition.

The new Board of Directors consists of:

- Ron Cornwell
- Carol Corrie
- Val Welch

Meeting Adjourned: 7:49 pm