

MINUTES OF THE ANNUAL MEETING

Champion Hills Property Owners Association, Inc.

January 25, 2025

10:00 AM

First Baptist Church of Dawes

3941 Dawes Rd, Mobile, AL 36695

Call to Order:

President **Tommy Morrell** called the meeting to order at 10:05 AM and introduced the 2024 Board members:

- **Doug Archer** - Vice President/Director of Architectural Committee
 - **Sandra Lacey** - Treasurer
 - **Myrex Martinez** - Secretary
 - **John Stamoulis** - Director of Social Committee
 - **Jason Brownlee** - Director of Direction Committee
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Treasurer's Report:

Sandra Lacey presented the following financial information:

- **2025 Statements** were mailed in early December.
- As of **January 1, 2024**, available funds were **\$2,318.00**.
- Anticipated receipts were **\$31,950**, but actual receipts amounted to **\$32,148.50**, representing 130 homeowners, plus collections of delinquent accounts.

- **Delinquent dues** (2008-2024) are \$16,175.00, with liens filed on past dues.
 - As of **January 1, 2025**, 66 property owners have paid their 2025 dues.
 - Copies of **cash flow statements, invoices, bank statements**, etc., are available upon request.
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2024 Accomplishments (Reported by Tommy Morrell):

- Replaced the **Champion Hills signs** at both North and South entrances.
 - Completed **replacement and staining of the fence** running from north to south.
 - Renewed the **liability insurance**.
 - Maintaining our **landscape**.
 - Made progress in **collecting past dues**.
 - Performed some **electrical repairs** to the neighborhood lights.
 - A proposal to add an additional **light post** along the sidewalk for safety purposes (for walkers, bikers, and children heading to the bus stop) is being considered.
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Concerns/Matters Raised by Attendees:

1. **South Entrance Congestion:**
 - Vehicles blocking the south exit during the early morning, making it difficult for vehicles to pass. The need to keep **McFarland/South accessible** was emphasized.
2. **Facebook Page:**
 - Some attendees expressed concern that many individuals in the **Champion Hills Facebook group** are not residents. It was clarified that the HOA does

NOT control the Facebook group and advised individuals to direct inquiries to **championhillshoa@gmail.com** instead of posting on Facebook. The idea of creating an official **Champion Hills website** is being explored, with further information pending from a website designer.

3. **Dog Waste:**

- Continued complaints regarding the increase in **dog waste** not being cleaned up by pet owners during walks.

4. **Yard of the Month:**

- Attendees expressed interest in HOA reinstating the **Yard of the Month**.

5. **Quarterly Newsletters:**

- Announcement that **quarterly newsletters** will resume in 2025.

6. **Electronic Payments:**

- There was continued interest in offering **electronic payment options** for dues. However, the HOA currently only provides **bill pay** options through financial institutions, which can send checks to Champion Hills Property Owners Association, Inc at P.O. Box 91749, Mobile, AL 36695.

7. **Parking Issues:**

- The ongoing issue of **street parking** was raised. It continues to pose a safety hazard, particularly for **first responders** in case of emergency situations.

Election of New Board Members:

Ballots were distributed to attendees. Nominations from the floor were requested. A motion was made, seconded, and approved to accept the slate of seven candidates as presented.

- The **2025 Board of Directors** are:
 - **President:** Tommy Morrell
 - **Vice President:** Doug Archer
 - **Treasurer:** Sandra Lacey
 - **Secretary:** Myrex Martinez
 - **Directors:** Jason Brownlee, John Stamoulis, Doug Archer

Committees:

- **Social Committee:** John Stamoulis (Director)
- **Architectural Committee:** Doug Archer (Director)
- **Decorations Committee:** Jason Brownlee (Director)

Proxies:

- No proxies were submitted before the meeting

Adjournment:

There being no further business, **President Tommy Morrell** called for a motion to adjourn. The motion was made and seconded.

The meeting was adjourned at 11:15 AM.

Signed:

Tommy Morrell, President, 2025 _____

Myrex Martinez, Secretary, 2025 _____