

MINUTES OF THE ANNUAL MEETING
CHAMPION HILLS PROPERTY OWNERS ASSOCIATION, INC.
10:00 AM January 13, 2024
FIRST BAPTIST CHURCH OF DAWES
3941 Dawes Rd, Mobile, AL 36695

President **Tommy Morrell** called the meeting to order at 10:10am. It is unfortunate to see only a handful showed up to this meeting. We want thank those who did attend, we appreciate you. Welcoming all attendees and then introducing the current board members for 2023.

Next, the Treasurer, **Sandra Lacey**, addressed the meeting and reported the following information: Statements for 2024 were mailed early December. Our available funds as of January 1st, 2023, were \$8,855.36. We anticipated receipts of \$31,950 & actual receipts were \$29,782.80, this represents 130 homeowners plus collection of delinquent accounts. Currently delinquent HOA dues from 2008-2023 are \$17,375.00, which liens have been filed for past dues. As of January 1, 2024, 54 property owners have paid their 2024 dues. We are earmarking \$3,550.00 of dues for the Champion Hills fence repair & replacement. \$3,600.00 was held in reserves for this fence project plus \$3,255.36 of our regular assets replaced a portion of the fence. Cash flow statements, copies of invoices, bank statements, etc. are available upon request.

Tommy Morrell, began speaking about the maintenance that has been done to our subdivision. Repairing and replacing parts of our fence was one of our major expenses for our 2023 plan year. Spoke about the new lighting post we have placed on our sidewalk for the safety of our children and those who enjoy walking at night. We will be obtaining a new proposal from our 2024 landscape company. Another accomplishment in our 2023 year was clearing up all easements. For 2024 our major expense will be 218 feet of fence left to replace.

Floor was open for questions or concerns:

Michael Grandquest- showing concern about the water leak at the North entrance that seems to be coming from below the asphalt. He provided us with the name of the County Commissioner that may be able to assist us with this issue. His name is Randall Dueitt and we may say Michael Grandquest referred us to him.

There were several complaints about homes showing poor upkeep and or cars parking on the grass/street. We will address these accordingly and hope to have this resolved in a timing manner. A fine of \$100 will be applied to those who fail to comply with those that fall under the restrictive covenants.

Ballots were given out to those present, and nominations were requested from the floor. A motion was made, seconded and approved that the slate of seven candidates be accepted, as presented, and added to the ballot. The new 2024 Board of Directors are: President Tommy Morrell, Vice President Doug Archer, Treasurer Sandra Lacey, Secretary Myrex Martinez, Directors: Jason Brownlee, John Stamoulis and Doug Archer. Directors and members on three committees: Social, Decorations and Architectural. John Stamoulis will continue as the Director for the Social Committee. Doug Archer will continue being the Director for the Architectural Committee and Jason Brownlee will continue as Director for the Decorations Committee. No Proxies were turned into the Board before the meeting.

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

The meeting was adjourned at 10:37a.m.

Next monthly Board meeting will be held at 6:00, Tuesday, February 6, 2024, at Sandra Lacey's home, 9354 Labrador Run North.

Tommy Morrell, President, 2024

Myrex Martinez, Secretary, 2024
