

**REGULAR MEETING OF THE BOARD OF DIRECTORS
OF THE
CHAMPION FOREST FUND, INC.**

January 9, 2008

GENERAL SESSION

STATE OF TEXAS:
COUNTY OF HARRIS:

The Board of Directors of the Champion Forest Fund, Inc. met in a regular meeting of the Board of Directors at the PUD Building located at 16215 Champion Forest Drive, Houston, Harris, County, Texas on January 9, 2008.

Present: Roy Riley, President
Rozann Janek, Vice President
Cristy Hayes - Secretary
Ross Richardson, Treasurer
Walley Bircher - Security

Also in attendance was Stella Walleck, Association Manager, Consolidated Management Services, Lt. Larry Finley of the Harris County Constables Office and homeowners Mr. Jim Reed, Mrs. Wendy Roloff, Mr. Craig DiCiccio and Mr. Tom Petrick.

Mr. Riley called the meeting to order and proceeded with the Pledge of Allegiance. Mr. Riley then called for any changes to the Agenda. There being no changes to the Agenda, the meeting proceeded.

Lt. Finley presented the security stats for the Association advising that the number of burglaries to homes had increased during the month. Lt. Finley then presented a summary of the other calls made during the month.

Mr. Tom Petrick next reported on behalf of the PUD advising that the PUD had submitted a Memorandum of Understanding to Mr. Jordon with regard to the Trail Project that would be coming through Ravaneaux. He went on to advise that the PUD would be going to surface water by 2009 with the lines coming through Ravaneaux and that the PUD would be saving approximately \$700,000 due to the fact that the Regional Water District was picking up most of the cost for the lines.

Mr. Petrick went on to advise that he felt having the PUD pick up the cost of street lighting would not be a problem but the Board wanted time to review the matter. He went on to advise that effective February 1st, the subdivision would be returning to back door pick up at a cost of \$37.50 plus tax per month. This cost included recycling.

Mr. Petrick next advised that the PUD wanted the water meter situation servicing the Champion at Louetta E. Guardhouse entrance to remain the same. Currently the meter is being

shared with the shopping center and the PUD felt it not cost efficient to install a new meter, as the cost would be \$750.00. The water bill is currently being paid by the shopping center.

Mrs. Janek wanted it noted that she would like to have a written statement from the PUD that this meter is not an illegal tap and was disappointed by the decision.

Mr. Riley next deviated from the agenda to allow Mrs. Wendy Roloff to discuss with the Board her credentials and why she would like to run for the Board.

Mr. Riley then called for a motion to approve the minutes of the previous General Meeting of the Board. After noting several changes, Mr. Bircher made the motion to approve the minutes as amended. The second was issued by Mr. Richardson and carried.

The meeting next moved to committee reports.

Mrs. Janek noted that the irrigation report had been previous submitted and requested approval for the recommended repairs at \$417.50. She also noted that another controller was out with the repairs being \$125.00. Mrs. Janek also noted that all of the controllers would be checked.

Mr. Bircher made the motion to approve the necessary repairs with Mrs. Janek issuing the second. The motion carried.

Mrs. Janek next advised the Board had approved replacing the lights on the Guard Houses and noted that it would be nice to have these replaced at the same time as the landscaping lights. Mr. Bircher and Mr. Riley would be purchasing the replacement lights.

Mrs. Janek went on to advise that she had the final plans and cost for E36 and Stornoway Court and would be submitting those to the Board. Discussion briefly turned to the irrigation system and expectations with regard to the landscaping spec. The Board approved revisions to same adding language requesting that the landscaper include a log of the days that the irrigation system is not in use in the reporting.

Mrs. Janek next recommended that the Association renew the contract with The Texas Network for web site services and eblast capabilities. Mrs. Janek advised she would obtain the final numbers and submit to the Board via e-mail, as there were discounts for non profits available. After a brief discussion regarding the estimated cost, Mr. Richardson made a motion to approve the contract up to \$1,200.00 per annum. The motion was seconded by Mrs. Janek and carried.

Mr. Riley next advised that there were no outstanding ACC Forms to be approved. He also noted that the new ACC Form was submitted with the Board Files and requested a motion to approve the new form. The motion was issued by Mr. Bircher, seconded by Mr. Richardson and carried.

Mr. Bircher reported on behalf of the Security Committee noting that he would be submitting an article for the newsletter advising the homeowners of what signaled burglars that the homeowner was out of town.

Mr. Richardson advised that Cypress Creek Pest Control had submitted the new contract for 2008 services. The application rate had not changed from 2007 and questioned the Board if

they wanted to continue the service. The motion was issued by Mr. Bircher, seconded by Mr. Richardson and carried.

Discussion next turned to the February meeting. After a brief discussion, the Board agreed to conduct their normal business at the Feb. 4th meeting of the Homeowners and not to have another February meeting.

There being no further business for the general meeting, the meeting adjourned.