

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

November 14, 2007

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 November 14, 2007.

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

Also in attendance was Stella Walleck, Association Manager, Consolidated Management Services, Mr. Jim Reed, Ms. Debbie Donohue and Mr. Bob Jackson.

Mr. Riley called the meeting to order and proceeded with the Pledge of Allegiance. Mr. Riley then called for a motion to approve the agenda. The motion was issued by Mrs. Janek, seconded by Mrs. Hayes and carried.

Mr. Riley next opened the meeting to the homeowners to express their concerns.

Mr. Bob Jackson addressed the Board concerning 16019 Stewarts Grove. He went on to advise that the property was being mowed every two weeks, however, the shrubs also needed to be trimmed and the flower beds weeded. Ms. Walleck agreed to notify the owner. Mr. Jackson next reiterated his proposal that the neighbors pay for a more thorough maintenance and the Association could reimburse them when they collected the monies from the mortgage company. There was a brief discussion concerning this matter with the Board agreeing to look at the policy and adjust same as necessary.

Mr. Jackson next advised he would like to discuss the communications between security and the homeowners and suggested he wait until Mr. Bircher arrived.

There being no further homeowner input, Mr. Riley called for a motion to approve the minutes of the previous meeting of the Board. The motion to approve the minutes was issued by Mrs. Janek, seconded by Mrs. Hayes and carried.

The meeting then moved to committee reports.

Mrs. Janek noted that the lights on the Guard Houses at Strack Road needed to be replaced and the contractor had agreed to replace them if the Association would purchase the fixtures. There was a brief discussion regarding the lights with Mrs. Janek issuing a motion to approve the purchase of new lights at a cost not to exceed \$1,000.00. The motion was seconded by Mrs. Hayes and carried.

Mr. Riley, reporting on behalf of the ACC Committee, advised that all applications had been processed and there were no outstanding applications. There was then a brief discussion of the renovations being done on the house at Champion and Ashridge Park with Ms. Walleck noting that she had sent a letter regarding the trash and debris piled up in the front yard.

The meeting then moved to old business.

Mrs. Janek noted that the new landscaping for esplanade E36 had been placed on hold because of the numerous changes that were being requested by Mrs. Fryfogle. There was a brief discussion regarding the proposed changes. After the discussion, Mr. Riley agreed to put the proposal on CAD and spec same with some changes after review by Sundance.

The meeting next moved to new business.

Discussion turned to the e-mail vote concerning the Board's position on the Raveneaux project. After the discussion, a motion was made to not take an official position on the matter. The motion was seconded and carried with a vote of three in favor, one opposed and one abstention.

Mr. Jackson then presented his proposal to the Board concerning the "Straw Man" proposal about communicating important information on Security. There was then a brief discussion regarding the erroneous e-mails that were distributed and the need for factual information to be pursued at a higher level within the various law enforcement agencies.

After Mr. Jackson's presentation, the meeting adjourned to Executive Session.