

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

**August 8, 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 August 8, 2007.

Present: Roy Riley, President  
Rozann Janek, Vice President  
Cristy Hayes, Secretary  
Ross Richardson, Treasurer  
Wally Bircher, Director

Also in attendance was Stella Walleck, Association Manager, Consolidated Management Services, Lt. Larry Finley, Harris County Constables, Mr. Jim Reed and Mr. Tom Petrick.

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

Lt. Finley next presented the Security report for the Association advising those present of the calls that had been made during the month of July.

The meeting then moved to the open forum.

Mr. Tom Petrick reported on behalf of the PUD advising that there was a special meeting scheduled for August 31, 2007 to discuss the Nature Trail Feasibility Study as well as a possible bond election to fund same. He strongly suggested that the Board have representatives at this meeting.

Mr. Petrick went on to report that Mr. Tim Green, attorney for JP Partners/Raveneaux has presented a new preliminary plat for Raveneaux project. He went on to advise that the PUD was taking care of the graffiti on Herts Road, the issue regarding increased costs to "Irrigators" had been tabled until the next month. Further, the car wash located at Louetta and Champion Drive was given 90 days to correct their problems.

Mr. Riley next called for a motion to approve the minutes of the June General Session. The motion was issued by Mrs. Janek, seconded by Mrs. Hayes and carried.

The meeting then moved to committee reports.

Mrs. Janek, reporting on behalf of the Grounds and Maintenance Committee, distributed pictures of the next color plantings for the entrances, marquees and signboard areas. She went on to advise that the irrigation repairs as previously reported were \$640.00 but did not include repairing the break on Esplanade #2 (which had just occurred minutes prior to the meeting) or replacing the stolen clock on the Brampton Court esplanade. Mrs. Janek advised that she would e-mail the Board when she had all of the bids.

Mr. Riley, reporting on behalf of the ACC Committee reported that he had an outstanding application for new construction which was being denied. Mr. Richardson suggested that there needed to be a tighter process for the new home constructions and suggested a letter to all lot owners advising that Architectural Control Approval was required and must be submitted. It was also suggested that a formal committee be formed to handle the Architectural Control.

Mr. Bircher, reporting on behalf of the Security Committee reported that he had about thirty-five people participate in his National Night Out bar-be-cue in Section 9.

The meeting then moved to old business.

Mr. Richardson advised that the new insurance policy was in place which covered the Garden Club Tour of Homes as well as events that were scheduled by the Civic Club. He went on to advise that the Board needed to decide on the cost sharing for these expenses. After a brief discussion, Mr. Richardson made a motion to not pursue the cost sharing with the other organizations at this time. The motion was seconded by Mrs. Hayes and carried.

Mr. Bircher next advised that he needed an update to the Section 2 deed retriCTION amendments so that they could proceed with this section.

Mr. Reed then suggested a newsletter article explaining all of the amendments. Mrs. Hayes agreed to write the article.

Mr. Bircher advised that he had been communicating with Section 12 with regard to the Security Patrol and briefly spoke with them regarding the esplanade maintenance. He then questioned the status of determining the cost to the other surrounding entities within the borders of Champion Forest. Ms. Walleck advised that she and Mrs. Janek were still working on this project.

Mr. Riley then noted that the PUD may consider sharing the cost of the rain sensors.

There being no further business, the meeting adjourned to Executive Session.