

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

June 13, 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 June 13, 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 Mr. Bircher 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 May. There was then a brief discussion regarding identity theft with Lt. Finley noting that he was preparing an article for the newsletter.

The meeting then moved to committee reports.

Mrs. Janek advised that she had received the bid from Sundance for the repairs to the sprinkler system. After review the work and the bid, Mrs. Janek made the motion to approve the bid of \$177.00 for the repairs. The motion was seconded by Mr. Bircher and carried.

Mrs. Janek next advised that the installation of the sprinkler system for the Section 10 entrance had been on the Action Item List for a very long time and requested the Board direction on whether to proceed with the installation. After a brief discussion, the Board agreed to table the issue until the August meeting.

Mrs. Janek then advised that the Board had been considering the installation of solar controllers for the esplanades. She went on to report that the controllers would need an adaptor and sensor which would cost approximately \$36.00 and she would like to have these installed on one esplanade in order to run a comparison to the other esplanades. The motion to approve the solar controllers was issued by Mr. Bircher, seconded by Mrs. Janek and carried.

Mrs. Janek next reported that the Association had collected about half of the monies needed for the Arkdale Court landscaping. She went on to advise that Dr. Dumler had an additional bid for the landscaping which was of some concern since the Association had approved the installation of minimal irrigation. Mrs. Janek went on to advise that she was meeting with Dr. Dumler to look at the additional bid but requested that the Board remain consistent in the upgrading of the esplanades. The Board agreed.

Mr. Tom Petrick next reported on behalf of the PUD noting that there would be a meeting to set rates for the irrigation of the entrances and esplanades. He went on to suggest that the Board have a representative at the meeting.

Mr. Petrick then reported that Mr. Lawrence had resigned from the Board and had been replaced by Mr. Jones. He also noted that the painting of the water tower was complete. There was then a brief discussion of the Cumbria property with Mr. Petrick reporting that there was no water to that property. Ms. Walleck suggested that the operator should verify this noting that she knew they were using water.

Mr. Petrick next reported that there was a new plat on the Raveneaux plan. He also advised that the detention ponds in Section 11 had been turned over to the County. He also on to report on the plans for the park development.

Mr. Riley then advised that there were no pending ACC forms. He went on to advise that they were working on better ACC Guidelines for the roofs.

Mr. Bircher noted that the new construction on Knightrider had dirt spilling out onto the street and requested that the builder be notified to install fencing along the street.

Mr. Bircher next advised that at the robbery of the vehicle that had occurred on June 4th, there had been two cars dispatched to the scene along with a K-9 unit who successfully apprehended two offenders, sixteen and eighteen years of age. He also noted that there had been two additional units in May.

Mr. Bircher then advised that the requisite number of signatures had been secured to pass the Section One Deed Restrictions and thanked everyone who assisted in reaching this goal. He advised that there would be a short break and then they would proceed with Section 2.

Mr. Riley next called for a motion to approve the minutes of the previous meeting of the Board. Mrs. Hayes requested an addition to the minutes and Mrs. Janek made the motion to approve the minutes as amended. Mr. Richardson issued the second and the motion carried.

Discussion then turned to the landscaping of the E36 esplanade with Mrs. Janek noting that the Garden Club had agreed to contribute \$5,000.00. After a brief discussion, the Board agreed to proceed with soliciting donations from the various vendors in the area.

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