

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

January 3, 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 Champion Forest PUD Building located at 16215 Champion Forest Drive, Houston, Harris, County, Texas on January 3, 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.

Mr. Riley called the meeting to order and proceeded with the Pledge of Allegiance. He then called for the approval of the agenda. There being no changes, Mr. Bircher motioned to approve the agenda as presented. Mr. Richardson seconded the motion and it carried.

Mr. Bircher distributed the security report submitted by Lt. Finley and reported that the Constables had made an arrest in the robbery that had taken place at Herts and Champion Forest Drive.

Mr. Riley then called for a motion to approve the minutes of the previous meeting of the Board. The motion was issued by Mr. Bircher, seconded by Mr. Richardson and carried.

The meeting then moved to the Committee Reports.

Mrs. Janek reported that she had e0mailed the Irrigation Report submitted by Sundance to the Directors for review. The included minor repairs to numerous esplanades which totaled \$622.50. She explained that these repairs may be postponed for several months given the time of year and the fact that the controllers had been programmed with a 22 day rain delay which would more than likely be extended. She also reported that there was an ongoing water leak on Esplanade No. 1 which was probably a stem. Mrs. Janek and Mr. Riley decided to walk the esplanades within the next few weeks and take a look at Esplanade 1 and spot check the remaining esplanades in need of repair as indicated on the irrigation report.

Mr. Riley reported that there were no outstanding ACC Applications for approval.

Mr. Tom Petrick reported on behalf of the Cypress Forest PUD noting that the wells were in good shape and the Board was continuing their work on the gray water proposal. He also reported that the PUD may apply for a rate order change and that the Board was still trying to decide on the Bond Election.

Mr. Petrick next circulated information pertaining to the proposed Kickerillo/Mischer 100 Acre Preserve West of the subdivision. He went on to report that there had been problems with the lighting in the building which they were working to get corrected.

Mr. Petrick then advised that the PUD was securing additional bids on the water tower since sandblasting the tower before painting was not necessary and this would save the District considerable funds.

Mrs. Janek updated the Board on the Garbage survey advising that 352 responses had been received directly via the web site and 300 or so via mail which remained to be input by Payne Communications. The surveys were running approximately 70% in favor of back door pick up.

Lt. Finley arrived and presented the security report for the Association.

There being no old business to discuss, the meeting moved to new business.

Mr. Riley inquired about Mrs. Cox recent resignation from the Deed Restriction Amendment Committee. Discussion ensued regarding her outstanding assistance and much appreciated input over the last few months. Mr. Reed conveyed his progress in Section 1 and discussion continued with regard to the campaign plans in general. Mr. Bircher offered his assistance for organizing a new training session to be held after the annual meeting. All directors were in favor in order to move the campaign forward in 2007. A current list of volunteers, citing several new names will be supplied to Mr. Bircher for his use and information.

Mr. Richardson noted that the Board needed to set a time and date for an Executive Session Meeting. The Board agreed to set the meeting at a later time.

The Board next discussed the Annual Meeting and the proposed proxy that was presented. After the discussion, the Board approved sending the proxy as soon as possible. They also agreed to work on another Power Point Presentation for the meeting and that it would not be necessary for Mr. Gainer or Mr. Clark to attend the meeting.

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