

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

March 21, 2007

GENERAL SESSION

STATE OF TEXAS:
COUNTY OF HARRIS:

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

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 March 21, 2007.

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 to the flag.

Mr. Richardson then noted the resignation of Mrs. Rozann Janek and acknowledged her great contributions to the Board and the Association. He issued a motion to have the Board send a letter to Mrs. Janek acknowledging her efforts and thanking her for her service. Mr. Bircher seconded the motion and it carried unanimously. Mr. Richardson will draft the letter.

Lt. Finley next presented the security report for the Association noting the number and types of calls that were made during the month. He went on to report in detail an incident with a driver who was under the influence of alcohol.

There was no homeowner input for the meeting.

Mr. Riley then reported that the repairs to the sprinkler system were complete and that he had met this day with representatives for the various committees involved in beautification.

Mr. Riley next advised that the Arkdale Court esplanade was the next esplanade to be worked on. He also noted that there was \$100.00 left over from Brampton Court and a couple of donations from Mrs. Janek and Mr. Richardson. The estimate to rework this esplanade was \$2,475.00 and placed on hold for now.

There was then a brief discussion about the revitalization of the interior esplanades with Mr. Richardson suggesting that they approach Mrs. Janek about taking the lead on this committee.

Mr. Riley then advised that the proposal for reworking esplanade 36 was approximately \$10,000.00 and that Sundance landscaping was looking at handling this in stages.

Mr. Riley also reported that there was one ACC Application pending due to an unidentified aerial easement on a pool installation. After a brief discussion, Ms. Walleck suggested that the Board require a Letter of Variance from the power company. The Board agreed.

Mr. Bircher then reported on behalf of the security committee noting that most of his time had been dedicated to introducing the new Constable around.

The old business for the Association was the approval of all actions taken outside the meeting which involved the sprinkler repairs and ordering the stems for the sprinklers.

The meeting the moved to new business.

Mr. Richardson reported that the Association has received a notice of non-renewal for the Associations insurance due to the Dhingra lawsuit. He went on to report that the management company has spoken with Mr. Conner at HRH who advised that this was normal before they increased the rates or the deductible. He also noted that if these were outrageous, then HRH would seek bids from additional insurers.

Mr. Richardson next questioned the shared security contracts that were not received or have yet to pay. After a brief discussion, the Board agreed to send a late notice and as of April 1, Mr. Bircher would contact the various Boards.

Mr. Tom Petrick then reported on behalf of the PUD noting that the PUD was in the process of painting the water tower and taking the lettering off the back side of the tower since it was not really visible. He went on to report that the pump on the main well had gone down and the PUD was currently purchasing water from WCID 114. Mr. Petrick also noted that the drainage on Herts was complete and the bond election for the PUD was scheduled from 4/20/07 through 5/8/07 and the regular voting date of 5/12/07.

Mr. Petrick went on to advise that there was no change in the situation with Raveneaux, the PUD Board had scheduled a special meeting to learn about and discuss the gray water proposal, the PUD had published a newsletter and they were in the process of changing out light bulbs in the meeting room.

Mr. Richardson next reported on the interview with Morgan Stanley about their policies on money market and investment accounts noting that the Association could get better rates with Morgan Stanley. He went on to explain the investment accounts and how they functioned. He then made a motion to move all of the Association's money to Morgan Stanley. The motion was seconded by Mr. Bircher and carried.

Mr. Riley then made a motion to approve the minutes of the previous meeting of the board. The motion was seconded by Mrs. Hayes and carried.

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