

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

**April 11, 2007**

**GENERAL SESSION**

STATE OF TEXAS:  
COUNTY OF HARRIS:

Present: Roy Riley, President  
Rozann Janek, Director  
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 Cypress Forest PUD Building located at 16215 Champion Forest Drive, Houston, Harris, County, Texas on April 11, 2007.

Also in attendance was Stella Walleck, Association Manager, Consolidated Management Services, Lt. Larry Finley of Harris County Pct. 4 Constables and Tom Petrick representing the Cypress Forest PUD.

Mr. Riley called the meeting to order and proceeded with the Pledge of Allegiance to the flag.

Mr. Riley then called for a motion to approve the agenda. After a motion made by Mr. Bircher, seconded by Mrs. Janek, the agenda was approved as presented.

Lt. Finley next presented the security report for the Association noting that there was a report of a burglary of a habitat that had a history. Mr. Riley questioned a report that he had received and was advised that this incident took place in another subdivision.

Mr. Tom Petrick then reported that the PUD had fixed the ceiling in the meeting room. He went on to advise that Linn Smyth was representing the PUD on the Kleinwood Board and the PUD had held their first Brown Bag Lunch meeting which provided the history of the Cypress Forest PUD to those who attended. He also noted the Flood Plain Survey had been returned and would be forwarded to FEMA to be updated. He then advised that the Bond Election was scheduled for May 12<sup>th</sup>.

Mrs. Janek questioned the monies earmarked for the gray water project and questioned if a Board Member from the HOA could serve on that Committee. Mr. Petrick advised that Linn Smyth is heading that Committee and he would pass on Mrs. Janek's comments.

Mr. Richardson questioned if the Flood Plain Survey would be available to the membership and was advised that it needed to be sent to FEMA before being provided to the homeowners.

Mrs. Janek also noted that she would like an acknowledgement that the Trash Survey is complete and that the HOA and the Civic Club had participated and done their part. Mr. Petrick advised that the Trash Survey had been placed on the PUD's agenda for June.

Mr. Bircher next reported that Scott Winters was no longer the representative from the Houston Temple. Ms. Walleck suggested the Association send Mr. Winters a letter thanking him for his participation. The Board agreed.

Discussion then turned to the minutes of the previous meeting with Mr. Richardson noting that Mrs. Janek has rescinded her resignation thereby negating the need for the letter. It was noted that at the time of the meeting, these events did take place and would be revised with the current minutes.

Mr. Bircher then issued a motion to approve the minutes of the previous meeting with Mrs. Janek issuing the second. The motion carried.

On behalf of the Grounds and Maintenance Committee, Mr. Riley reported that Sundance had not picked up the solenoid stems to repair the sprinklers as yet and questioned whether the Association had approved two color changes per year or three. Mr. Riley was advised that the Board had approved three color changes.

Mr. Riley next advised that there was one pending ACC Application for Approval.

Mrs. Janek noted that the Board needed to set a date to paint the letters on the signs.

Mrs. Janek next advised that the Fund needed to proceed with the landscaping of the Arkdale Court esplanade. The previous agreement had been that the Association would pay for the sprinkler drip system and take donations for the actual landscaping. She went on to advise that the Board needed to approve the cost for the drip system at \$1,154.25. Mr. Richardson made the motion to approve the cost of the system with Mr. Bircher issuing the second. The motion carried.

Mr. Bircher reported on behalf of the Security Committee noting that the committee had received a letter from Mr. Ron Hickman endorsing the security check list for homes and noted that he would submit this for the newsletter.

Mr. Bircher went on to advise that the committee had adopted a mission statement. The mission of the Champion Forest Security Committee is to provide a community body to assist in the implementation and continuing improvement of Champion Forest security through evaluation, education, outreach and communication.

The meeting then moved to Old Business.

Mr. Bircher noted that the Board needed to proceed with getting signatures for the Deed Restriction Amendments. It was agreed to set a date and have the group get together to work on this project. Ms. Walleck agreed to furnish an updated spread sheet.

There was then a brief discussion about the "Adopt a County Mile" sign at the Champion Forest entrance to the subdivision. The Board requested Ms. Walleck to send a letter to Jerry Eversole requesting that the sign(s) be removed or credit be given to Champion Forest. There