

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

December 6, 2006

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 December 6, 2006.

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, the agenda was approved as presented.

In Lt. Finley's absence, Wally Bircher presented the security report for the Association.

The meeting then moved to the open forum with a discussion of the Women's Club including putting their information re: garden tour on the website this year. Mrs. Janek agreed to contact Stephanie Russel to inquire about the information to be announced.

Discussion then turned to the lights on the West side of the Guardhouse. Mr. Riley and Mr. Bircher will purchase fifteen (15) foot of wire at a cost of about \$10.00 to rewire this area and hopefully fix the problem. Mr. Riley and Mr. Bircher both agreed that this will be the solution to the problem.

Mr. Tom Petrick with the Cypress Forest PUD reported that the lighting inside the building was going to be looked at and would probably change. The PUD is having someone come in and make the lighting brighter.

Mr. Petrick went on to explain that Mr. Bob Haas with Aqua Services, Inc. (the service company for the PUD) had been analyzing the water usage on the internal esplanades. The Cypress Forest PUD wants to have a real number for the purposes of gearing up for the Gray Water Project.

The Cypress Forest PUD has also ordered a survey to compare the areas within their district to the new FEMA maps, as some areas were not included. This will assist with their analysis of the area in and around Raveneaux. There has been no change in the status of Raveneaux other than they have approached Cy Champ PUD for additional water. Cy Champ has approximately ninety (90) days to respond.

Mr. Petrick also noted that the Cypress Forest PUD needed to make a decision by March 1st on the issue of a bond election.

Mrs. Janek questioned the painting of the Water Tower and was advised by Mr. Petrik that this was in the capital improvement budget.

Mr. James Reed reported on his progress with the deed restriction amendments in Section 1. He had several refusals but had obtained five votes. He will continue working in Section 1.

Mr. Riley next called for a motion to approve the minutes of the November meeting. The motion was issued by Mrs. Janek, seconded by Mr. Bircher and carried.

Mrs. Janek reported on Grounds and Maintenance advising that Sundance had submitted the bill for Brampton Court esplanade and requested a motion to approve the bill. The motion was issued by Mr. Bircher, seconded by Mrs. Janek and carried.

Mr. Riley noted that there were no outstanding ACC Applications.

There being no further business, the meeting adjourned.