

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC. HELD ON MARCH 25, 2015, AT 5:30 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION FOREST DRIVE, SPRING, TEXAS 77379

DIRECTORS PRESENT:

Barbara Smith
Wally Bircher
Harold Horton Jr.
Heidi Beale
Paul Jackson

IN ATTENDANCE:

2 owners were present; Ashleigh Kern represented the Managing Agent, FirstService Residential.

OPEN FORUM

The following items were discussed:

- Fireworks

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 5:30 PM by Mrs. Smith. Ms. Kern assisted in recording the meeting minutes.

The Pledge of Allegiance was recited.

CONTRACT DEPUTY REPORT-LT. FINLEY

Report provided by Lt. Finley stated:

- 1 Civil Disagreement on Taidswood
- 1 Hit and Run Accident on Champion Drive
- 1 Alleged Theft on Taidswood

PUD DISTRICT REPORT-TOM PETRICK

Mrs. Smith reported the following items for Mr. Petrick:

- PUD will look into Firework guidelines
- Brick wall repaired-monitoring repairs made
- Trees located next to brick wall-PUD will look into who owns trees
- Repairs made to lift stations
- Park vandalism
- Trash Bash-Scouts to clean up creek
- PUD Meetings have been moved to 5:00 PM

ADOPTION OF AGENDA:

A motion was made by Mr. Horton, seconded by Ms. Beale and carried to adopt the agenda as presented.

CONSIDERATION OF THE MINUTES:

Upon a motion being made by Ms. Beale, seconded by Mr. Bircher, the Board approved the February 25, 2015 minutes as presented.

AGREED ORDER/SECTION 10 MOWING/TREE REMOVAL:

Upon a motion being made by Mr. Bircher, seconded by Ms. Beale, the Board approved to move forward with the Agreed Order.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report-Barbara Smith:

- Esplanades have been fertilized
- Mulching will be done next month
- Ant issues on esplanades
- Trucks damaging esplanades-will look into cost of boulders to prevent damage to esplanades
- Entrance at Champion and Louetta has been lit, Guinstead Entrance will be done next.

Architectural Report/Outstanding ACC- Harold Horton Jr.:

Mr. Horton Jr. reviewed nine ACC applications. Eight applications were approved.

Neighborhood Watch-Jacque Kern & Wally Bircher:

No report given.

Web-site Update-Heidi Beale:

Ms. Beale stated that updates to the website are done monthly.

Community Liaison-Wally Bircher & Paul Jackson:

Mr. Jackson reported the following:

- Metro Bus Route-Spoke with Planning Director, Marty Elder, no plans to service Louetta.
- Lost Pet Signs-Please use Pet Liaisons when pets have gone missing or have been found.
- Troop 111 Street Signs Cleaning-Troops will need to present to Commissioner Cagle for approval.

MANAGEMENT REPORT:

Financial Statement Review-February 2015:

Ms. Kern reviewed the financial statements for the period ended February 28, 2015. On that date, the Association had a cash balance of \$536,127 in the operating fund. For the month ended February 28, 2015, the Association had total revenue of \$91,767, total expenses of \$65,700 and operated at a surplus of \$26,067. The report was accepted.

Deed Restriction Enforcement:

Ms. Kern reported inspections would be done next week.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for April 22, 2015 and owners would be notified.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session at 7:30 PM to discuss legal matters and owner account requests.

RECONVENE IN OPEN SESSION

Following the Executive Session, the regular meeting of the Board of Directors reconvened at 7:50 PM. No owners were present for the meeting.

Upon a motion being made by Mr. Bircher, seconded by Ms. Beale, Management was authorized to waive finance charges on delinquent accounts less than \$10.00.

Upon a motion being made by Mr. Bircher, seconded by Mr. Jackson, the Board denied the Champion Forest Civic Association mail out request.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:00 PM.

Respectfully submitted:

Ashlynn Keen
Recording Secretary

Approved as Correct:

Barbara J. Frost _____
Director Date