

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC. HELD ON APRIL 22, 2015, AT 5:30 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION FOREST DRIVE, SPRING, TEXAS 77379**

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**DIRECTORS PRESENT:**

Barbara Smith  
Harold Horton Jr.  
Heidi Beale  
Paul Jackson

**DIRECTORS ABSENT:**

Wally Bircher

**IN ATTENDANCE:**

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

**OPEN FORUM**

The following items were discussed:

- Call Center hold time
- Trash cans and bags being left out
- Speeding on Cypresswood; radar signs

**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 Possession of Marijuana and Evading Detention Oxted Ln
- 1 Attempted Suicide Taidswood Drive
- 1 Theft of A Motor Vehicle Taidswood Drive

**PUD DISTRICT REPORT-TOM PETRICK**

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

- No major issues with water, sewer or drainage.
- Trash issues are being addressed with the WCA
- Affluent proposal has been given to Ravenaux
- Proposing flyer to be sent out with invoices to reiterate garbage rules
- Working on updating website

**ADOPTION OF AGENDA:**

On a motion duly made, the agenda was adopted.

**CONSIDERATION OF THE MINUTES:**

On a motion duly made, the minutes of the Board Meeting held March 25, 2015 were approved.

**BOARD MEMBER RESIGNATION:**

On a motion duly made, the Board accepted the resignation of Heidi Beale.

**DIRECTOR APPOINTMENT:**

Upon a motion being made by Mr. Horton, seconded by Mr. Jackson, the Board appointed Mr. Bruce Roloff to the Board of Directors.

**COMMITTEE AND COMMUNITY REPORTS:**

Grounds and Maintenance Report-Barbara Smith:

- Additional \$660 for insect control this month due to ant infestation on esplanades.
- New flowers installed at entrances.

Architectural Report/Outstanding ACC- Harold Horton Jr.:

Mr. Horton Jr. reviewed and approved eight ACC applications.

Neighborhood Watch-Jacque Kern & Wally Bircher:

Mrs. Smith reported the following on behalf of Mr. Bircher:

- Jacque Kern has submitted an article on curfew violations to the community newsletter.

Web-site Update:

Mrs. Smith reported that Lauren Dougherty will take over the Web-site Updates in lieu of Heidi Beale.

Community Liaison-Wally Bircher & Paul Jackson:

Mr. Jackson reported the following:

- Curbs are being redone in the community and they look great.
- Marquee signs need to be updated
- Met with Global Management to discuss their supply trucks driving over esplanades and curbs in the community.

**MANAGEMENT REPORT:**

Financial Statement Review-March 2015:

Ms. Kern reviewed the financial statements for the period ended March 31, 2015. On that date, the Association had a cash balance of \$428,887.28 in the operating fund. For the month ended March 31, 2015, the Association had total revenue of \$141,011.50, total expenses of \$52,254.57 and operated at a surplus of \$23,056.58. 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 May 27, 2015 and owners would be notified.

**ADJOURN TO EXECUTIVE SESSION**

The Board adjourned to executive session at 7:05 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 7:20 PM. No owners were present for the meeting.

On a motion duly made, the Board approved 21 delinquent accounts to be sent to the attorney for collection.

On a motion duly made, the Board approved 10 violation accounts to be sent to the attorney for enforcement.

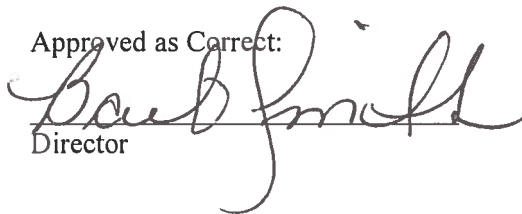
**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 7:30 PM.

Respectfully submitted:

  
Recording Secretary

Approved as Correct:

  
Director

  
Date