

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC. HELD ON MAY 27, 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.  
Paul Jackson  
Wally Bircher

**DIRECTORS ABSENT:**

Bruce Roloff

**IN ATTENDANCE:**

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

**OPEN FORUM**

The following items were discussed:

- Speeding on Cypresswood; radar signs
- Civic Club Directory

**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 Family Disturbance Appin Falls
- 1 Lost Cell Phone Appin Falls
- 1 Male Death of Natural Causes Appin Falls
- 1 Cell Phone Taken By Family Member Appin Falls

**PUD DISTRICT REPORT-TOM PETRICK**

Mr. Dicioccio reported the following items for Mr. Petrick:

- No major issues with water, sewer or drainage.
- Trash issues are being addressed with the WCA. Contract terminates September with 60 day notice.
- Fresh Water 52 will divert sewage and lower cost of maintenance.

**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 April 22, 2015 were approved.

**COMMITTEE AND COMMUNITY REPORTS:**

**Grounds and Maintenance Report-Barbara Smith:**

- One more entrance to install new flowers.
- Ants on esplanades again.

**Architectural Report/Outstanding ACC- Harold Horton Jr.:**

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

**Neighborhood Watch-Jacque Kern & Wally Bircher:**

No report given.

**Web-site Update- Laura Dougherty:**

No report given.

**Community Liaison-Wally Bircher & Paul Jackson:**

Mr. Jackson reported the following:

- Global Fund Investments, LLC will notify tenants to advise vendors not to drive on common areas for the association.

**MANAGEMENT REPORT:**

**Financial Statement Review-April 2015:**

Ms. Kern reviewed the financial statements for the period ended April 30, 2015. On that date, the Association had a cash balance of \$418,623.76 in the operating fund and \$112,731 in the replacement fund. For the month ended April 30, 2015, the Association had total revenue of \$189,294.73, total expenses of \$151,822.72 and operated at a surplus of \$37,472.01. The report was accepted.

**Deed Restriction Enforcement:**

Ms. Kern reported inspections would be completed the following day.

**SCHEDULING OF NEXT MEETING:**

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for June 24, 2015 and owners would be notified.

**ADJOURN TO EXECUTIVE SESSION**

The Board adjourned to executive session at 6:50 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 7:10 PM. No owners were present for the meeting.

On a motion duly made, the Board approved 49 delinquent accounts to be sent certified demand letters for collection.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 7:15 PM.

Respectfully submitted:

Ashleigh Kern  
Recording Secretary

Approved as Correct:

Barbara Smith  
Director

6/24/15  
Date