

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC. HELD ON AUGUST 26, 2015, AT 5:30 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION FOREST DRIVE, SPRING, TEXAS 77379

DIRECTORS PRESENT:

Barbara Smith
Wally Bircher
Bruce Roloff
Harold Horton Jr.
Paul Jackson

IN ATTENDANCE:

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

OPEN FORUM

The following items were discussed:

- Maintenance of yards
- Tow trucks speeding down Champion Forest

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

Lt. Finley reported:

- 1 Burglary of a Motor Vehicle-Taidswood Drive
- 1 Theft of a Habitation- Maplehurst Drive
- 1 Assault- Godstone Lane
- 1 Disturbance-Other-Civil- Taidswood Drive
- 1 Runaway- Knightrider Drive
- 3 Other Calls- Fenchurch, Winchmore Hill Drive, Herts Road

PUD DISTRICT REPORT-TOM PETRICK

On behalf of Mr. Petrick, Mr. Dicioccio reported the following items:

- No major line breaks
- Abandoned vehicle left in park
- Finalize contract with WCA at next meeting
- Affluent at a standstill
- Tax rates to be discussed at next meeting

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 June 24, 2015 were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report-Barbara Smith:

- Vandalism to irrigation on several esplanades
- PUD to contribute \$10,000 to bury controls for irrigation underground
- Large invoice from Bellaterra for irrigation repairs

Architectural Report/Outstanding ACC- Harold Horton Jr.:

Mr. Horton Jr. reviewed and approved twenty-six ACC applications.

Neighborhood Watch-Jacque Kern & Wally Bircher:

Mrs. Smith reported on behalf of Mrs. Kern that a schedule has been set up for this year and is preparing activities for 2016.

Web-site Update- Laura Dougherty:

No report given.

Community Liaison-Wally Bircher & Paul Jackson:

Mr. Jackson reported the following:

- Neighborhood is in great shape
- Vacant lots being maintained nicely
- Apartments- The Lodge at Cypresswood- building relationship with management to help maintain fence line

MANAGEMENT REPORT:

Financial Statement Review-July 2015:

Ms. Kern reviewed the financial statements for the period ended July 31, 2015. On that date, the Association had a cash balance of \$328,875 in the operating fund and \$112,770 in the replacement fund. For the month ended July 31, 2015, the Association had total revenue of \$293,810, total expenses of \$252,213 and operated at a surplus of \$41,597. The report was accepted.

Deed Restriction Enforcement:

Ms. Kern reported 137 open violations.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for September 23, 2015 and owners would be notified.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session 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. No owners were present for the meeting.

On a motion duly made, the Board authorized the attorney to move forward with the foreclosure process on 3 owners for collection of delinquent assessments.

