

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC. HELD ON SEPTEMBER 23, 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:

1 owner was present and Ashleigh Kern represented the Managing Agent, FirstService Residential.

OPEN FORUM

The following items were discussed:

- National Night Out Update given by Gloria Black

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 5:34 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 Theft –Havering Lane
- 1 Disturbance- Family- Kempton Park Drive

PUD DISTRICT REPORT-TOM PETRICK

- No report given.

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 August 26, 2015 were approved.

APPROVAL OF 2014 DRAFT AUDIT

On a motion duly made, the 2014 Draft Audit was approved.

CONSIDERATION OF 2016 DRAFT BUDGET:

On a motion duly made, the 2016 annual assessment rate of \$250 was approved. The 2016 Draft Budget was tabled and will be placed on the October agenda.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report-Barbara Smith:

- Esplanades are in great shape
- 5 water oaks from Trees of Houston to be planted in esplanade #13.

Architectural Report/Outstanding ACC- Harold Horton Jr.:

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

Neighborhood Watch-Jacque Kern & Wally Bircher:

Mrs. Smith reported on behalf of Mrs. Kern that articles have been provided for the Newsletter on Holiday Safety.

Web-site Update- Laura Dougherty:

Mrs. Smith reported on behalf of Mrs. Dougherty that the website is up to date and a CF Connect would be sent out to owners for notification of National Night Out.

Community Liaison-Wally Bircher & Paul Jackson:

Mr. Jackson reported the following:

- Game Cameras-provided details to the Board on game cameras and the installation of game cameras
- 3 sex offenders registered in the neighborhood

MANAGEMENT REPORT:

Financial Statement Review-August 2015:

Ms. Kern reviewed the financial statements for the period ended August 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 August 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 143 open violations.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for October 28, 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.

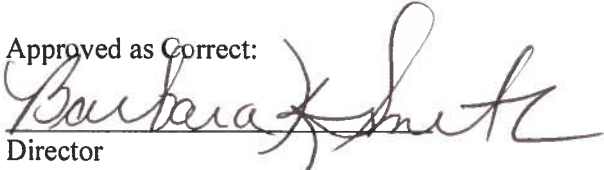
On a motion duly made, the Board authorized the attorney to move forward with the foreclosure process on 5 owners for collection of delinquent assessments.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:45 PM.

Respectfully submitted:


Recording Secretary

Approved as Correct:

Director

12/9/15
Date