MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION
FOREST FUND, INC. HELD ON OCTOBER 28, 2015, AT 5:30 PM, AT CYPRRESS
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:
3 owner was present and Ashleigh Kern represented the Managing Agent, FirstService Residential.

OPEN FORUM
The following items were discussed:
• Recognition of everyone that assisted with the 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 5:28 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:
• 3 Theft Habitation – Maplehurst Dr., Knightrider Dr., Fenchurch Dr.
• 1 Theft – Morningbrook Dr.
• 1 Family Disturbance – Maplehurst Dr.
• 1 Telephone Harassment – Chelmsford Ln.
• 1 Traffic violations/warrants/arrest – Cypresswood Dr.
• 1 Graffiti – Rutley Cr.

PUD DISTRICT REPORT-TOM PETRICK
• The operations have been good and quiet.
• Park – Trees of Houston donated trees to be installed by Belle Terra.
• Playgrounds – PUD giving grant for Brill Elementary, MUD 468 to possibly donate
  $35,000 for playground to be installed at Champion Forest Park at the corner of
  Cutten Rd.

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 September 23, 2015 were
approved.
CONSIDERATION OF 2016 DRAFT BUDGET:
On a motion duly made, the 2016 budget was approved.

COMMITTEE AND COMMUNITY REPORTS:
Grounds and Maintenance Report-Barbara Smith:
  • Esplanades are in great shape mulch completed
  • Cypresswood tree is dying – requesting County to remove.

Architectural Report/Outstanding ACC- Harold Horton Jr.:
Mr. Horton Jr. reviewed and approved six ACC applications.

Neighborhood Watch-Jacque Kern & Wally Bircher:
Mrs. Smith reported on behalf of Mrs. Kern that a poem has been provided for the November Newsletter.

Web-site Update- Laura Doughtery:
Mrs. Smith reported on behalf of Mrs. Doughtery that she has revamped the website.

Community Liaison-Wally Bircher & Paul Jackson:
Mr. Jackson reported the following:
  • Community looks good.

MANAGEMENT REPORT:
Financial Statement Review-September 2015:
Ms. Kern reviewed the financial statements for the period ended September 30, 2015. On that date, the Association had a cash balance of $285,092 in the operating fund and $112,837 in the replacement fund. For the month ended September 30, 2015, the Association had total revenue of $365,682, total expenses of $306,861 and operated at a surplus of $58,821. The report was accepted.

Deed Restriction Enforcement:
Ms. Kern reported 158 open violations.

SCHEDULING OF NEXT MEETING:
The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for December 9, 2015 and owners would be notified.

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

Respectfully submitted:

[Signature]
Recording Secretary

Approved as Correct:

[Signature]  [Date]