

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC. HELD ON OCTOBER 28, 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:**

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 Dougherty:

Mrs. Smith reported on behalf of Mrs. Dougherty 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.

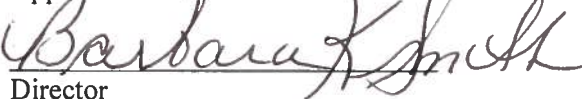
**ADJOURNMENT:**

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

Respectfully submitted:

  
Recording Secretary

Approved as Correct:

  
Director

12/9/15  
Date