

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.  
HELD ON JANUARY 27, 2016, AT 5:30 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION  
FOREST DRIVE, SPRING, TEXAS 77379**

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**DIRECTORS PRESENT:**

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

**IN ATTENDANCE:**

4 owners were present  
Sgt. Strain, Capt. Ener, Lt. Muniz, Harris County Precinct 4 Constable Department  
Ashleigh Kern represented the Managing Agent, FirstService Residential.

**OPEN FORUM**

The following items were discussed:

- JP Goodwin protocols for Constables
- MPH 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 5:35 PM by Mrs. Smith. The managing agent assisted in recording the meeting minutes.

The Pledge of Allegiance was recited.

**CONTRACT DEPUTY REPORT-SGT. STRAIN**

Sgt. Strain reported:

- 1 Road Rage-Oxted Lane
- 1 Hit and Run- Taidswood Drive
- 1 Burglary of Habitation-Champion Drive
- 1 Burglary of a Motor Vehicle-Burwood Park
- 1 Theft Other- Bonhill Ct
- 1 Fraud- Fenchurch

**PUD DISTRICT REPORT-TOM PETRICK**

Mr. Petrick reported:

- Sidewalk in front of Kroger's is being addressed
- Affluent to be active by 2018
- Proposed budget for trunk line repairs
- April 1, 2016 water rates increase by forty cents

- Flood control in early stages of design for repairs to Section 11 Detention Pond

**ADOPTION OF AGENDA:**

On a motion duly made, the agenda was adopted.

**CONSIDERATION OF THE MINUTES:**

On a motion duly made, the revised minutes of the Board Meeting held December 9, 2015 were approved.

**CONSIDERATION OF CYPRESS CREEK PEST CONTROL CONTRACT RENEWAL:**

Management reviewed the 2016 renewal proposal from Cypress Creek Pest Control. There was no increase between the 2015 and 2016 rates. On a motion duly made, the 2016 pest control contract was approved.

**COMMITTEE AND COMMUNITY REPORTS:**

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

- County considering removal of the dead tree on Cypresswood
- Flood Control to repair hole in sidewalk in front of Kroger's, repairs will begin after Flood Control is finished repairing hole
- Garden Club proposing to upgrade landscape items on one esplanade in 2016-esplanade to be determined

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

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

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

Mr. Bircher reported on behalf of Mrs. Kern that all was well.

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

Mrs. Smith reported on behalf of Mrs. Dougherty that CF Connects were sent out as reminders for the Annual Meeting.

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

No report.

**MANAGEMENT REPORT:**

**Financial Statement Review-December 2015:**

Management reviewed the financial statements for the period ended December 31, 2015. On that date, the Association had a cash balance of \$218,136 in the operating fund and \$112,946 in the replacement fund. For the months ended December 31, 2015, the Association had total revenue of \$474,169, total expenses of \$431,459 and operated at a surplus of \$42, 710. The report was accepted.

**Deed Restriction Enforcement:**

Management reported 165 open violations.

**SCHEDULING OF NEXT MEETING:**

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for February 24, 2016 at 5:30 PM and owners would be notified.

The Annual Meeting of the Members was scheduled for February 1, 2016 at 6:00 PM and owners would be provided written notice the first week of January.

**ADJOURN TO EXECUTIVE SESSION**

The Board adjourned to executive session to discuss legal matters and owner account requests.

**RECONVENE IN OPEN SESSION**

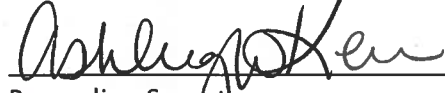
Following the Executive Session, the regular meeting of the Board of Directors reconvened. No owners were present for the meeting.

On a motion duly made, the Board authorized the attorney to move forward with the foreclosure process on 6 owners for collection of delinquent assessments.

**ADJOURNMENT:**

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

Respectfully submitted:

  
Recording Secretary

Approved as Correct:

  
Director

  
Date