

MINUTES OF THE MEETING OF THE MEMBERS OF CHAMPION FOREST FUND, INC. HELD ON FEBRUARY 1, 2016, AT 6:00 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION FOREST DRIVE, SPRING, TEXAS 77379

DIRECTORS PRESENT:

Barbara Smith, President
Wally Bircher, Vice President
Harold Horton Jr., Secretary
Bruce Roloff, Treasurer
Paul Jackson, Director

IN ATTENDANCE:

125 Owners were present in person or by proxy
Constable Mark Herman
Ashleigh Kern, Mercy Frank, Michelle Walsh, and Sharrell Drawsand represented the Managing Agent, FirstService Residential.

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being certified as present in person or by proxy, the meeting was called to order at 6:10 PM by Mrs. Smith. The managing agent assisted in recording the minutes.

The Pledge of Allegiance was recited.

INTRODUCTIONS:

Mrs. Smith welcomed owners present and introduced the members of the Board and FirstService Residential staff and noted their committee representation.

CONSIDERATION OF PREVIOUS MEETING MINUTES:

On a motion duly made, the minutes of the Annual Meeting of the Members held on February 2, 2015 were approved as presented.

NOMINATIONS/VOTING/COLLECTION OF BALLOTS:

Management stated that the election would be for three Directors for two year terms and introduced the candidates who had agreed to stand for election: Bruce Roloff, Dana Khan, Paula Palm and Wallace Perry. Each candidate introduced themselves and gave a brief biography.

Management called for nominations from the floor. Anthony Bruno agreed to run as a candidate for the Board. The nominations were closed and ballots were cast.

STATE OF THE COMMUNITY:

Mrs. Smith reported on the accomplishments of 2015 and reviewed the 2016 goals of the Champion Forest Fund.

BOARD REPORTS & GUEST SPEAKERS:

Architectural Control: Mr. Harold Horton reviewed the process for submitting applications to obtain approval for all exterior home improvements. Mr. Horton reported that 105 applications had been submitted in 2015 with 6 of them being denied.

Website & Communication: Mrs. Smith reported website and CFConnect statistics for 2015 and asked that all owners register their email with management to ensure continued receipt of CFF communications.

Safety & Security: Constable Mark Herman introduced the team of officers that patrol the association and surrounding areas to the owners. Sargent Aaron Strain reported law enforcement updates and recent happenings from the office of Harris County Constable Precinct 4.

Neighborhood Watch: Mrs. Smith reported that Jacque Kern was Chair of the Neighborhood Watch and reviewed purpose and activities of the committee. Mrs. Smith also reported that Gloria Black was the Chair of the National Night Out Event and thanked her for putting on such a wonderful event.

Grounds and Maintenance: Mrs. Smith introduced Matt Snider with BellaTerra Care. Mr. Snider reviewed the scope of landscape maintenance throughout the community.

PUD: Greg Dicioccio reviewed the ground water reduction plan and the rate increase that would take effect April 1, 2016.

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. For the month ended December 31, 2015, the Association had total revenue of \$474,169 and total expenses of \$431,459.

CLOSING COMMENTS:

Mrs. Smith thanked the Cypress Forest PUD, Champion Forest Garden Club, Champion Forest Women's Club, and the Champion Forest Civic Club. Mrs. Smith asked that owners stay informed by visiting the association website, signing up for the CFConnect eblast system and attending monthly association Board meetings. She also asked for volunteers to the Board and/or committees, esplanade beautification and National Night Out. Mrs. Smith thanked everyone for attending.

ANNOUNCEMENT OF ELECTION AND VOTING RESULTS:

Management reported that Bruce Roloff and Dana Khan were elected to the Board to serve two-year terms.

ADJOURNMENT:

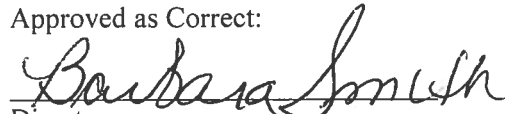
There being no further business, the meeting was adjourned at 7:40 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

2-22-17
Date