

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON MARCH 23, 2016, AT 5:30 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION
FOREST DRIVE, SPRING, TEXAS 77379**

DIRECTORS PRESENT:

Barbara Smith
Harold Horton Jr.
Paul Jackson
Bruce Roloff
Dana Khan

IN ATTENDANCE:

1 owner was present
Sgt. Strain, Harris County Precinct 4 Constable Department
Ashleigh Kern represented the Managing Agent, FirstService Residential

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 5:30 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 Family Disturbance-Salmon Lane
- 1 Burglary of Habitation-Rudgewick Lane
- 1 Theft – Lake Sterling Gate Drive
- 1 Telephone Harassment- Cypresswood Drive
- 6 Other Calls- Appin Falls, Champion Drive, Lake Sterling Gate Drive, Salmon Lane, Cypresswood Drive

PUD DISTRICT REPORT-TOM PETRICK

Mrs. Smith reported on behalf of Mr. Petrick:

- Studies of sewer pipes are in process now
- Park is beautiful

REALTOR UPDATE ON SECTION 10 LOTS

No report given as Mr. Wang could not attend meeting.

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 February 24, 2016 were approved.

CONSIDERATION OF TREE REMOVAL BID-MAINTENANCE CONTRACT:

On a motion duly made, the tree removal bid from Noack Maintenance and Landscaping was approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report-Paul Jackson & Barbara Smith:

Mr. Jackson requested assistance from management in preparing a scope of work for full service landscaping contract. Requested management to obtain bid from current landscape contract and three additional proposals.

Architectural Report/Outstanding ACC- Harold Horton Jr.:

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

Neighborhood Watch-Jacque Kern:

No report given.

Web-site Update- Laura Dougherty:

Mrs. Smith reported that she will make contact with Mrs. Dougherty to update the website with accurate information.

Community Liaison- Paul Jackson:

Mr. Jackson reported about the Klein Texas Resolution, allowing residents in certain zip codes, including 77379, to use Klein as their city instead of Spring. Klein ISD is encouraging residents in the Champion Forest area to use Klein instead of Spring.

MANAGEMENT REPORT:

Financial Statement Review-February 2016:

Management reviewed the financial statements for the period ended February 29, 2016. On that date, the Association had a cash balance of \$469,738 in the operating fund and \$131,546 in the replacement fund. For the months ended February 29, 2016, the Association had total revenue of \$40,050 and total expenses of \$28,978 operating at a surplus of \$11,073. The report was accepted.

Deed Restriction Enforcement:

Management reported 158 open violations.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for April 27, 2016 at 5:30 PM 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

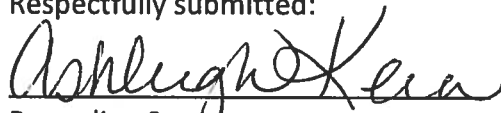
Following the Executive Session, the regular meeting of the Board of Directors reconvened. No owners were present for the meeting.

On a motion duly made, the Board authorized the attorney to move forward with the collection of delinquent assessments for one owner.

ADJOURNMENT:

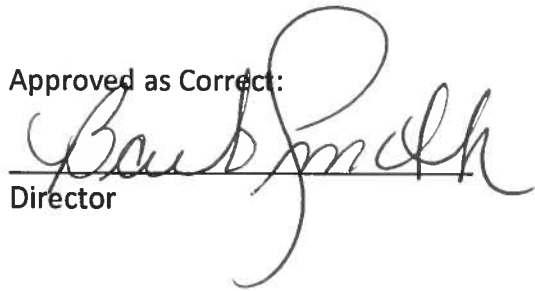
There being no further business, the meeting was adjourned at 7:30 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director


Date