MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC. HELD ON APRIL 27, 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:
3 owners were 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:
- Quarterly report: January 2016-March 2016
  - 108 Calls
  - Average Response Time: 7.08 minutes
  - 41 Speeding violations issued
- 2 Burglary of Motor Vehicle- Taidswood & Windrush Dr.
- 2 Theft Other- Cumbria & Ashridge Park Dr.
- 1 Sexual Assault of a Child- Fenchurch
- 4 Other calls- Domer, Cypresswood, Kennet Valley Rd and Mentmore Dr.

PUD DISTRICT REPORT-TOM PETRICK
Mr. Dicioccio reported on behalf of Mr. Petrick:
- WCA informed PUD that recycling expenses have increased, therefore increasing recycling costs per home by $1.89. PUD to discuss at their next Board Meeting.
- Televising sewer lines, no major issues so far to trunk lines.
- Park did well during flood. Some damage to the newly installed pine trees, only 1 to be replaced.

SECTION 10 LOTS UPDATE- HARRISBURG HOMES-SHAWN SPEER

Mr. Speer reported that 6 lots are currently under contract with First Bank, Missouri. He is working with engineers now on the drainage on these lots so that he can begin developing. Two sales pending.

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 March 23, 2016 were approved.

CONSIDERATION OF LANDSCAPE PROPOSALS:
This item has been tabled and will be placed on a future meeting Agenda.

COMMITTEE AND COMMUNITY REPORTS:
Grounds and Maintenance Report-Paul Jackson & Barbara Smith:
- Major damage to esplanades during flooding.
- Rudy Reyes fertilized and treated the bark on the tree on Cypresswood.

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 Doughtery:
No report given.

Community Liaison- Paul Jackson:
Mr. Jackson reported that the emergency personnel did a great job with assistance during the flood.

MANAGEMENT REPORT:
Financial Statement Review-March 2016:
Management reviewed the financial statements for the period ended March 31, 2016. On that date, the Association had a cash balance of $428,695 in the operating fund and $131,602 in the replacement fund. For the months ended March 31, 2016, the Association had total revenue of $36,809 and total expenses of $33,154 operating at a surplus of $3,655. The report was accepted.

Deed Restriction Enforcement:
Management reported that inspections were rescheduled due to the flooding and a report will be provided at a later date.

SCHEDULING OF NEXT MEETING:
The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for May 25, 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.
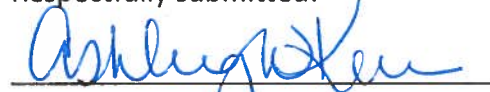
RECONVENE IN OPEN SESSION
Following the Executive Session, the regular meeting of the Board of Directors reconvened. No owners were present for the meeting.

On a motion duly made, the Board authorized the attorney to move forward with the foreclosure actions for three owners.
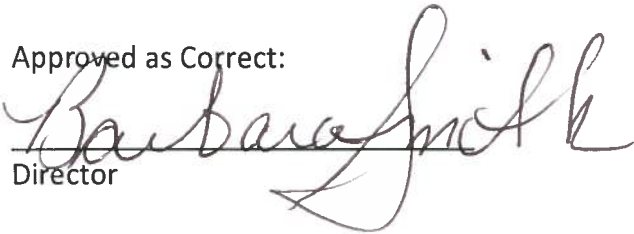
ADJOURNMENT:
There being no further business, the meeting was adjourned at 8:00 PM.

Respectfully submitted:

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Recording Secretary

Approved as Correct:

_____ 5/25/16

Director   Date