

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.  
HELD ON MAY 25, 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  
Harold Horton Jr.  
Paul Jackson  
Dana Khan

**DIRECTORS ABSENT:**

Bruce Roloff

**IN ATTENDANCE:**

2 owners were present  
Ashleigh Kern represented the Managing Agent, FirstService Residential

**OPEN FORUM**

The following items were discussed:

- Reporting repairs needed to curbs and roadways
- Possible expansion of Louetta Rd.
- Parking lots for CVS and Firestone are holding dilapidated vehicles and/or vehicles being listed for sale, very unsightly.

**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**

Mrs. Khan reported on behalf of Sgt. Strain:

- 1 Burglary of Habitation- New Forest Rd.
- 1 Theft from a Habitation- Chipstead Dr.
- 1 Sexual Assault- Stockport
- 1 Criminal Mischief- Cypresswood
- 2 Family Disturbance- Rockford Hall Dr. & New Forest Dr.
- 5 Other Calls- Cypresswood Dr., Rutley Circle & Ashridge Park

**PUD DISTRICT REPORT-TOM PETRICK**

~~Mr. Diciochio reported on behalf of Mr. Petrick:~~

- Televising sewer lines in Section 1 and 2, no major issues so far to trunk lines.

- Affluent in progress with Joint Powers.
- Increased call volume due to billing increases.
- PUD denied WCA's request to increase the recycling rates, however, WCA still has the authority to increase the rates per the current contract. PUD to discuss recycling contract next quarter.
- Park did well during flood, took on five feet of water. Some damage to the newly installed pine trees, only 1 to be replaced.
- Sewer at Winchmore and Aldeburg backed up during flooding.

**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 April 27, 2016 were approved.

**RATIFICATIONS OF ACTIONS TAKEN BETWEEN MEETINGS**

In an effort to expedite performance of the obligations of the Association between meetings of the Board of Directors, the majority of the Board members individually agreed to the following actions: Approval of the landscape contract with BellaTerra. On a motion duly made, said actions were ratified and approved.

**COMMITTEE AND COMMUNITY REPORTS:**

**Grounds and Maintenance Report-Paul Jackson & Barbara Smith:**

- Champion Forest Dr. bridge damaged from vehicle.
- Section 10 entrance at Kimstone has erosion issues and requires ground level plantings.

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

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

**Neighborhood Watch-Jacque Kern:**

Mrs. Smith reported that Mrs. Kern provided an article for the newsletter on Hurricane Information and emergency contact information.

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

Mrs. Smith reported that Mrs. Dougherty was addressing the outdated information on the website with the assistance of Ms. Kern.

**Community Liaison- Paul Jackson:**

Mr. Jackson reported:

- District rebranding is in process.
  - Would like the Association to encourage owners to change their address to Klein, TX vs. Spring, TX

**MANAGEMENT REPORT:**

**Financial Statement Review-April 2016:**

Management reviewed the financial statements for the period ended April 30, 2016. On that date, the Association had a cash balance of \$462,052 in the operating fund and \$131,656 in the replacement fund. For the months ended April 30, 2016, the Association had total revenue of \$72,698 and total expenses of \$29,881 operating at a surplus of \$42,817. The report was accepted.

**Deed Restriction Enforcement:**

Management reported 79 open violations.

**SCHEDULING OF NEXT MEETING:**

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for June 22, 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**

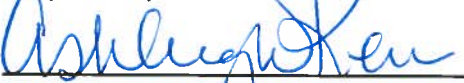
Following the Executive Session, the regular meeting of the Board of Directors reconvened. No owners were present for the meeting.

On a motion duly made, the Board authorized a payment plan for 1 owner, approved violation repair extension for 1 owner and approved removal date for storage pod for 1 owner.

**ADJOURNMENT:**

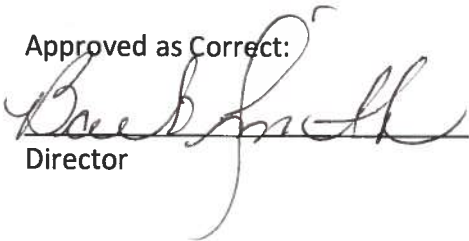
There being no further business, the meeting was adjourned at 8:00 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director



Date