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

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. DiIociocio 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 Doughtery:
Mrs. Smith reported that Mrs. Doughtery 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:
[Signature: Ashley Ken]
Recording Secretary

Approved as Correct:
[Signature: [Missing Signature]]
Date: 6/22/16
Director