

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON JUNE 22, 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
Bruce Roloff

IN ATTENDANCE:

1 owner was present
Ashleigh Kern and Joni Pursley 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 Theft Other- Tranquil Park Dr.
- 2 Family Disturbances- Godstone Ln., Lake Sterling Gate Dr.
- 3 Other Calls- Cypresswood Dr., Appin Falls Dr.

PUD DISTRICT REPORT-TOM PETRICK

Mrs. Smith reported on behalf of Mr. Petrick:

- Commercial development behind New Forest Dr. will be retail and doctors' offices
- County performed inspection of Aldeburg Ct. drains and found no issues
- Kroger sidewalk was completed on 6/21/2016
- Bridge repaired from vehicle accident last month
- PUD has agreed to assist Champion Forest Fund, Inc. with irrigation repairs
- Recycling to increase to \$6 per month per house

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 May 25, 2016 were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report-Paul Jackson & Barbara Smith:

- Requested approval for:
 - Refurbish entrances to Section 10- 2 total
 - Mulch gardens with monument signs- 4 total
 - Repair ruts on Cypresswood from Spring flooding
 - Tree trimming along brick wall between PUD building and Herts

Architectural Report/Outstanding ACC- Harold Horton Jr.:

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

Neighborhood Watch-Jacque Kern:

Mrs. Smith reported that Mrs. Kern provided an article for the newsletter on Back to School information.

Web-site Update- Laura Dougherty:

Mrs. Smith reported that Mrs. Dougherty made updates to website and women's club has requested Mrs. Dougherty to host their Facebook page.

Community Liaison- Paul Jackson:

Mr. Jackson reported:

- Kroger to possibly donate plants on Champion Forest Drive around newly installed sidewalk.
- Request Kroger to donate to National Night Out.

MANAGEMENT REPORT:

Financial Statement Review-May 2016:

Management reviewed the financial statements for the period ended May 31, 2016. On that date, the Association had a cash balance of \$448,501 in the operating fund and \$131,712 in the replacement fund. For the months ended May 31, 2016, the Association had total revenue of \$34,986 and total expenses of \$33,129 operating at a surplus of \$1,856. The report was accepted.

Deed Restriction Enforcement:

Management reported 61 open violations.

SCHEDULING OF NEXT MEETING:

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

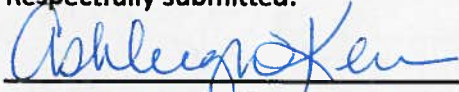
Following the Executive Session, the regular meeting of the Board of Directors reconvened. No owners were present for the meeting.

On a motion duly made, the Board authorized a payment plan for 1 owner and removal of certified and finance fees for 1 owner.

ADJOURNMENT:

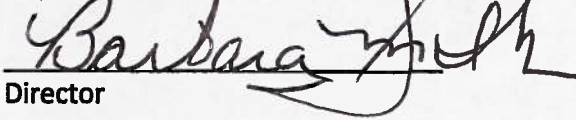
There being no further business, the meeting was adjourned at 7:45 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director



Date