

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON JULY 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
Dana Khan
Bruce Roloff

IN ATTENDANCE:

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 Theft Other- Appin Falls Drive
- 1 Disturbance Family- Godstone Lane
- 1 Phone Harassment- Appin Falls Drive
- 4 Other Calls- Stratton Park Drive, Champion Drive, Emilia Court

PUD DISTRICT REPORT-TOM PETRICK

Mrs. Smith reported on behalf of Mr. Petrick:

- Afluent moving forward in 2018
- Billing change information is in newsletter
- Donated \$1,000 to National Night Out

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 June 22, 2016 were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report-Paul Jackson & Barbara Smith:

- Section 10 entrance at Kimstone-no irrigation

- Plan to dress with rock or flagstone and cacti
- All main entrances have been mulched
- Tree removed from common area near Temple

Architectural Report/Outstanding ACC- Harold Horton Jr.:

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

Neighborhood Watch-Jacque Kern:

No report given.

Web-site Update- Laura Dougherty:

Mrs. Smith reported that she will send the draft newsletter to Mrs. Dougherty each month to update the website efficiently.

Community Liaison- Paul Jackson:

Mrs. Smith and Mr. Jackson reported:

- Corner lot at Herts/Heden needs force mowing, overgrown tree limbs on Herts need trimming.
- Bayou overgrown and needs to be mowed, reporting to Harris County Flood Control.
- Harrisburg Homes has begun construction on Section 10 lots.

MANAGEMENT REPORT:

Financial Statement Review-June 2016:

Management reviewed the financial statements for the period ended June 30, 2016. On that date, the Association had a cash balance of \$405,385 in the operating fund and \$131,779 in the replacement fund. For the months ended June 30, 2016, the Association had total revenue of \$35,139 and total expenses of \$46,129 operating at a deficit of \$10,990. The report was accepted.

Deed Restriction Enforcement:

Management reported inspections would be done at a later date.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for September 28, 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

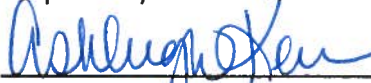
Following the Executive Session, the regular meeting of the Board of Directors reconvened. No owners were present for the meeting.

On a motion duly made, the Board authorized waiving of financial fees on eight owner accounts and approved one settlement offer.

ADJOURNMENT:

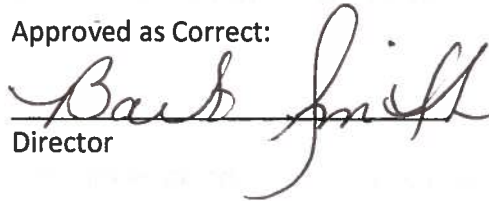
There being no further business, the meeting was adjourned at 7:00 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director



Date