

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON SEPTEMBER 28, 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

DIRECTORS ABSENT:

Dana Khan

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.

OWNER FORUM

The following items were discussed:

- What can the community do to participate in community safety?
- Neighborhood Watch
- Brill Elementary needs lights repaired in parking lot

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- 1 Burglary Habitation- Morningbrook Drive
- 1 Vehicle Theft- New Forest Drive
- 1 Assault- Godstone Lane
- 4 Other Calls- Oxted Lane, New Forest Drive, Champion Forest, Stewarts Grove Drive

PUD DISTRICT REPORT-TOM PETRICK

Mrs. Smith reported on behalf of Mr. Petrick:

- Repairs made at park under bridge
- Applied to FEMA for creek repairs to reimburse up to 75%
- 150 trees to be planted in November
- Article written for newsletter regarding grease problems in sewer lines
- Reviewing expenses to possibly replace grease covered sewer lines-causing sagging lines

- Lines on New Forest, Taidswood and Champion Drive are flushed frequently
- Lowered tax rate
- Mr. Dicioccio will attend HOA Meetings on behalf of the PUD
- PUD to try to add Cypresswood esplanades to affluent.

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 July 27, 2016 were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report-Paul Jackson & Barbara Smith:

- Dry Creek brush removal to be done first week of October.
- Esplanades treated for web worms.
- All entrances trimmed after 1st of year.

Architectural Report/Outstanding ACC- Harold Horton Jr.:

Mr. Horton Jr. reviewed and approved seventeen ACC applications. Two applications were denied.

Neighborhood Watch-Jacque Kern:

No report given.

Web-site Update- Laura Dougherty:

Management was asked to provide new connect website information.

Community Liaison- Paul Jackson:

Mr. Jackson reported:

- Harrisburg Homes has been contacted for maintenance of the Section 10 lots.

MANAGEMENT REPORT:

Financial Statement Review-August 2016:

Management reviewed the financial statements for the period ended August 31, 2016. On that date, the Association had a cash balance of \$356,521 in the operating fund and \$131,890 in the replacement fund. For the months ended August 31, 2016, the Association had total revenue of \$37,368 and total expenses of \$33,560 operating at a surplus of \$3807. The report was accepted.

Deed Restriction Enforcement:

Management reported 79 open violations.

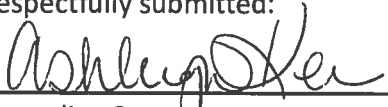
SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for October 26, 2016 at 5:30 PM and owners would be notified.

ADJOURNMENT:

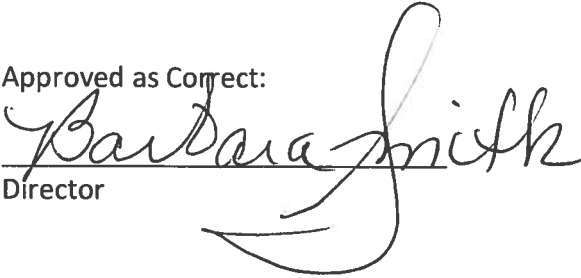
There being no further business, the meeting was adjourned at 7:15 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

10/26/16
Date