

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON OCTOBER 26, 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
Dana Khan

IN ATTENDANCE:

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 5:36 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:

- 2 Burglary of a Vehicle- Ashridge Park Dr., Landau Park Ct.
- 2 Criminal Mischief- Kennet Valley Rd., Parish Hall Dr.
- 1 Disturbance Family- Burwood Park Ct.
- 6 Other Calls- Maplehurst Dr., Manningtree Ln., Algrave Ln., Cypresswood Dr., Emilia Ct., Domer Dr.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mrs. Smith reported on behalf of Mr. Dicioccio:

- PUD has allotted \$15,000 to assist with irrigation upgrades/repairs to Champion Forest esplanades
- Mr. Dicioccio will take Mr. Petrick's place as PUD representative at Champion Forest Fund, Inc. Meetings

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 September 28, 2016 were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report-Paul Jackson & Barbara Smith:

- Dry Creek brush removal in progress.
 - Concerned about damage to brick wall from brush removal
- Pre-emergent to be done when cooler weather begins.
- Landau Park entrance needs to be revamped- estimated \$2500

Architectural Report/Outstanding ACC- Harold Horton Jr.:

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

Neighborhood Watch-Jacque Kern:

Mrs. Khan reported on behalf of Mrs. Kern that they will be meeting with Sgt. Strain within the next few weeks to discuss initiating the Neighborhood Watch Program. Mrs. Kern is also working on articles for the newsletters.

Web-site Update- Laura Dougherty:

Management was asked to request a presentation from IT regarding the new Connect Website.

Community Liaison- Paul Jackson:

Mr. Jackson reported:

- Making contact with The Lodge at Cypresswood apartment complex to maintain the fence at Landau Park dead end.
- Preparing article for newsletter to encourage owners to change their address to reflect Klein, TX.

MANAGEMENT REPORT:

Financial Statement Review-September 2016:

Management reviewed the financial statements for the period ended September 30, 2016. On that date, the Association had a cash balance of \$336,127 in the operating fund and \$131,944 in the replacement fund. For the months ended September 30, 2016, the Association had total revenue of \$383,043 and total expenses of \$315,404 operating at a surplus of \$67,639. The report was accepted.

Deed Restriction Enforcement:

Management reported the violation report would be sent at a later date.

2017 BUDGET

On a motion duly made, the 2017 Budget was approved with no increase to the annual assessment.

SCHEDULING OF NEXT MEETING:

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

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:30 PM.

Respectfully submitted:

Ashley Ke
Recording Secretary

Approved as Correct:

Barbara Smith 11/30/16
Director Date