

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON NOVEMBER 30, 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:

1 owner present
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.

OWNER FORUM

The following items were discussed:

- Mr. Petrick was thanked for his hard work with all of the water improvement issues.
- Cypresswood update? Board raised the speed limit on Cypresswood to have the mile per hour radar signs installed.

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- 1 Burglary of Habitation- Cumbria Drive
- 1 Burglary of a Vehicle- Herts
- 1 Theft Other- Cumbria Drive
- 2 Sexual Assault- Havering and Taidswood
- 1 Runaway- Godstone Lane
- 4 Other Calls- Domer, Champion Drive/Cypresswood Drive, Morningbrook Court and Kempton Park

PUD DISTRICT REPORT-GREG DICIOCCIO

No report given.

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 October 26, 2016 were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report-Paul Jackson & Barbara Smith:

- Section 10 entrance not done as cannot obtain Aztec grass yet.
- Received good comments on bayou work done.
- Need to look at power washing mold growing in shady areas, especially on esplanade 36.

Architectural Report/Outstanding ACC- Harold Horton Jr.:

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

Neighborhood Watch-Jacque Kern/Dana Khan:

No report from Mrs. Khan.

Mrs. Smith reported that a "Safety" report was added to the January newsletter. An article on "Preventing False Alarms" was suggested for future newsletters.

Web-site Update- Laura Dougherty:

No report given.

Board looking at FirstService Residential website packages.

Community Liaison- Paul Jackson:

Mr. Jackson reported:

- Made contact with The Lodge Apartments regarding the bordering/adjoining property to Champion Forest. Their management will walk the area and have it cleaned up.
- Made contact with Global management regarding the strip of grass mowed at Kroger. Their management team will look into this.
- Made contact with Harris County Animal Control to request their officers to look for loose dogs within the association.
- Louetta Automotive may be interested in advertising in the newsletters.

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, all of the Board members individually agreed to the following actions: landscape replacement at Landau Park entrance; \$2500 estimated expense and raising the speed limit on Cypresswood to 35 mph . On a motion duly made, said actions were ratified and approved.

MANAGEMENT REPORT:

Financial Statement Review-October 2016:

Management reviewed the financial statements for the period ended October 31, 2016. On that date, the Association had a cash balance of \$308,537 in the operating fund and \$132,000 in the replacement fund. For the months ended October 31, 2016, the Association had total revenue of \$421,240 and total expenses of \$348,893 operating at a surplus of \$72,347. The report was accepted.

Deed Restriction Enforcement:

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

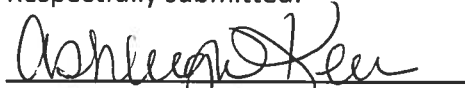
SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for January 25, 2017 at 5:30 PM and owners would be notified.

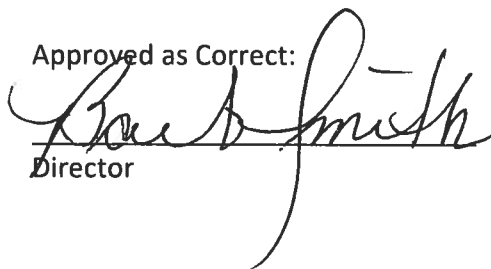
ADJOURNMENT:

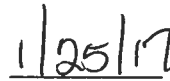
There being no further business, the meeting was adjourned at 7:00 PM.

Respectfully submitted:


Recording Secretary

Approved as Correct:


Director


Date