

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.  
HELD ON JANUARY 25, 2017 AT 5:30 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION  
FOREST DRIVE, SPRING, TEXAS 77379**

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**DIRECTORS PRESENT:**

Barbara Smith  
Harold Horton Jr.  
Paul Jackson  
Bruce Roloff  
Dana Khan

**IN ATTENDANCE:**

2 owners present  
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:

- Section 11 merger

**CONTRACT DEPUTY REPORT-SGT. STRAIN**

Sgt. Strain reported:

- 1 Burglary of Habitation- Fenchurch
- 2 Theft Other- Cypresswood, Turnmill Ct
- 1 Sexual Assault- Havering
- 4 Other Calls- Cypresswood, Winchmore and Oxted

**PUD DISTRICT REPORT-GREG DICIOCCIO**

Mr. Dicioccio reported:

- Park is in great shape and being used by residents in Champion Forest area.
- Extended the mowing towards the lake to clean up the area more.
- Storms had caused erosion down Champion Forest Drive; FEMA is providing 75% of the required funds to make repairs to these areas.
- Sanitary sewer repairs are in process in the areas of Taidwood, New Forest and Champion Drive.
- Water rate increase by \$0.50 per 1.000 gallon

**CONSIDERATION OF THE MINUTES:**

On a motion duly made, the minutes of the Board Meeting held November 30, 2016 were approved.

**COMMITTEE AND COMMUNITY REPORTS:**

**Grounds and Maintenance Report-Paul Jackson & Barbara Smith:**

- o Section 10 entrance delayed due to weather.
- o Several trees were dedicated this month.
- o Several trees have been donated by owners to enhance the esplanades within the community.
- o Obtain bids for tree trimming of about 180-30 year old water oaks.

**Architectural Report/Outstanding ACC- Harold Horton Jr.:**

Mr. Horton Jr. reviewed and approved six ACC applications. One application was denied.

**Neighborhood Watch-Jacque Kern/Dana Khan:**

No report from Mrs. Khan or Mrs. Kern.

**Web-site Update- Laura Dougherty:**

Mrs. Smith is working with Andrew to update the community website.

**Community Liaison- Paul Jackson:**

No report given.

**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: approval of 2017 Insurance Quote and 2017 Law Enforcement Agreement. On a motion duly made, said actions were ratified and approved.

**MANAGEMENT REPORT:**

**Financial Statement Review-December 2016:**

Management reviewed the financial statements for the period ended December 31, 2016. On that date, the Association had a cash balance of \$335, 031 in the operating fund and \$132,111 in the replacement fund. For the months ended December 31, 2016, the Association had total revenue of \$491,627 and total expenses of \$412,408 operating at a surplus of \$79,219. 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 February 22, 2017 at 5:30 PM and owners would be notified. The Annual meeting of the Members was scheduled for February 6, 2017 at 6:00 PM and owners had been 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 foreclosure proceedings on fourteen owners.

**ADJOURNMENT:**

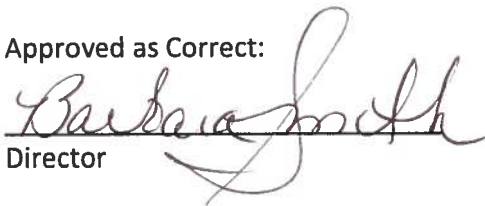
There being no further business, the meeting was adjourned at 7:30 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

2/22/17  
Date