

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.  
HELD ON FEBRUARY 22, 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  
Bruce Roloff  
Dana Khan  
Tom Dougherty

**DIRECTORS ABSENT:**

Gloria Black

**IN ATTENDANCE:**

10 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 5:34 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:

- Ravenaux property and construction

**CONTRACT DEPUTY REPORT-SGT. STRAIN**

Sgt. Strain reported:

- 1 Sexual Assault- Kimstone
- 1 Family Disturbance- Salmon
- 7 Other Calls- Oxted, Asprey, Champion, Bonhill, Cypresswood, Appin Falls and Taidswood

**PUD DISTRICT REPORT-GREG DICIOCCIO**

Mr. Dicioccio reported:

- Provided update to owners in attendance regarding the development of Ravenaux

**CONSIDERATION OF THE MINUTES:**

On a motion duly made, the minutes of the Board Meeting held January 25, 2017 were approved.

**ELECTION OF OFFICERS:**

On a motion duly made, the Board elected Barbara Smith as President, Dana Khan as Vice-President, Bruce Roloff as Secretary/Treasurer, Tom Dougherty as ACC Chairman/Director and Gloria Black as Director.

On a motion duly made, the Board appointed Dana Khan as the Grounds and Maintenance Chairman, Barbara Smith as the Security Liaison and Neighborhood Watch, Tom Dougherty as Website Chairman, and Gloria Black as Community Liaison and Social Committee Chairman.

**COMMITTEE AND COMMUNITY REPORTS:**

**Grounds and Maintenance Report- Barbara Smith:**

- Tree dedicated to owner across from PUD building is dead and needs replacement.
- Landscape beds at esplanade #1, Section 10 entrances and esplanade #36 need repairs.
- Working on tree trimming bids still.

**Architectural Report/Outstanding ACC-Management:**

Ms. Kern and Mrs. Smith reported that four ACC applications had been reviewed and approved.

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

No report from Mrs. Khan or Mrs. Kern.

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

Mrs. Dougherty had done some updates to the website and Mr. Dougherty will assist in creating a plan to update the website further.

**Community Liaison:**

The Board discussed adding maximum of two homeowner volunteers to assist in planning community events and presenting plan to Board for approval.

**MANAGEMENT REPORT:**

**Financial Statement Review-January 2017:**

Management reviewed the financial statements for the period ended January 31, 2017. On that date, the Association had a cash balance of \$504,145 in the operating fund and \$150,687 in the replacement fund. For the months ended January 31, 2017, the Association had total revenue of \$76,071 and total expenses of \$52,407 operating at a surplus of \$23,664. The report was accepted.

**Deed Restriction Enforcement:**

Management reported that the association had 47 open violations.

**SCHEDULING OF NEXT MEETING:**

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for March 22, 2017 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 foreclosure proceedings on two owners.

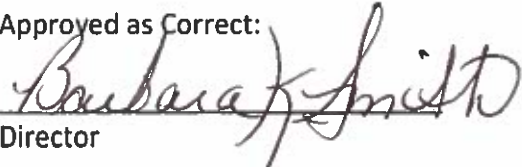
**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 7:45 PM.

Respectfully submitted:

  
\_\_\_\_\_  
Recording Secretary

Approved as Correct:

  
\_\_\_\_\_  
Director

3/22/17  
Date