

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON MARCH 22, 2017 AT 5:30 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION FOREST
DRIVE, SPRING, TEXAS 77379**

DIRECTORS PRESENT:

Barbara Smith, President
Bruce Roloff, Secretary / Treasurer
Dana Khan, Vice President
Tom Dougherty
Gloria Black

IN ATTENDANCE:

16 owners present and 1 attorney present for owner
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 5:33 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:

- Constable patrol is committed to doing the right thing.
- Three more stealth studies are scheduled to be done within the next three weeks.
- Solicitation is an issue in community, urged owners to call and report suspicious persons.
- Raveneaux new construction
 - Meeting set for March 29, 2017 with Raveneaux membership and Beazer
 - Mr. Dave Norman provided recap on PUD stance
 - Mrs. Smith stated that the HOA has no responsibility/contractual obligation in this matter

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- 1 Burglary of Habitation- Redchurch
- 1 Criminal Mischief- Craigshire
- 2 Disturbance Family- Appin Falls Drive and Windrush Drive
- 2 Other Calls- Kennet Valley and Guinstead

Mrs. Smith reported that Sgt. Strain started writing a monthly newsletter article last month. The CF Fund is very excited for his suggestions. Owner requested a stealth study to be done on Champion Drive as well.



PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Norman reported:

- April water bill will be the last small invoice, fees will increase after that.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held February 22, 2017 were approved.

CONSIDERATION OF:

The owner of the easement at Champion Drive and Louetta removed trees that were originally installed by Champion Forest Fund, Inc., and the Board discussed what the association could do to help restore this area. Mrs. Smith is going to request that owner remove the stumps from trees that were removed. BellaTerra will prepare a proposal to revamp the area and will discuss the options with the owner.

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 loaning the Champion Forest Garden Club \$4,000 and donating \$1,000 to purchase new Christmas decorations for the association, and approval of \$2,500 landscape bed repairs on various esplanades. On a motion duly made, said actions were ratified and approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report- Dana Khan:

- All esplanades were mulched, fertilized and heavy clean up done.
- April will begin irrigation inspections and will increase watering as temperatures rise.
- Weed treatment will be done in April.
- Requested Mrs. Smith to have two stumps ground.
- Mrs. Smith requested to replace fallen tree with live oak.

Architectural Report/Outstanding ACC-Management- Tom Dougherty:

Mr. Dougherty reported that twelve ACC applications had been reviewed and approved.

Neighborhood Watch-Barbara Smith:

Mrs. Smith reported that she is evaluating different ways to implement a Neighborhood Watch Program.

Web-site Update- Tom Dougherty:

Mr. Dougherty is in discussion with current website host and reviewing the current layout for new options.

Community Liaison:

No report provided.

Social Committee:

No report provided.

MANAGEMENT REPORT:

Financial Statement Review-February 2017:

Management reviewed the financial statements for the period ended February 28, 2017. On that date, the Association had a cash balance of \$544,160 in the operating fund and \$150,741 in the replacement fund. For the months ended February 28, 2017, the Association had total revenue of \$104,783 and total expenses of \$91,239 operating at a surplus of \$13,544. The report was accepted.

Deed Restriction Enforcement:

Management reported that the association had 229 open violations.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for April 26, 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

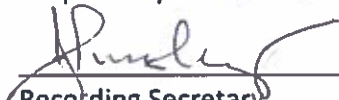
Following the Executive Session, the regular meeting of the Board of Directors reconvened. No owners were present for the meeting.

On a motion duly made, the Board denied the removal of late fees on four owner accounts.

ADJOURNMENT:

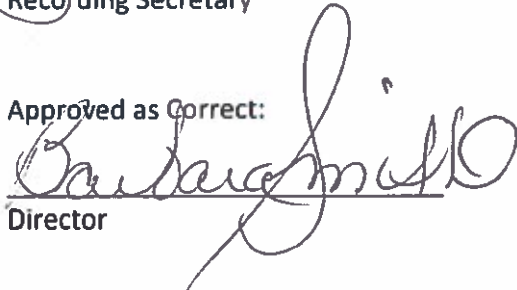
There being no further business, the meeting was adjourned at 7:45 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

4/26/17
Date