

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON APRIL 26, 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:

6 owners present
Joni Pursley and Christopher Williams 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:

- Ravenaux information provided.
- Thank you to the HOA for assisting with removing the abandoned vehicles from the CVS parking lot.
- Speed limit on Cypresswood still being worked on? Mrs. Smith stated she is working with constable's office on this issue.

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- 1 Burglary of Habitation- Cypresswood Dr.
- 2 Burglary of Vehicle- Fenchurch Dr. and Hexham Dr.
- 2 Theft Other- Landau Park Ln and Windrush Dr.
- 3 Family Disturbance- Rutley Circle, Godstone Ln. and Salmon Ln.
- 1 Phone Harassment- Burwood Park Dr.
- 6 Other Calls- Champion Dr., Sterling Gate Circle, Lake Sterling Gate Dr., Ashridge Park and Champions Glen Dr.

Golf carts reported on the association roads, is this permitted? Sgt. Strain stated that in "Master Planned" communities built next to a golf course, yes it is permitted. Champion Forest Fund is not a "Master Planned" community and Sgt. Strain will look into the issue.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

- Strip center to be constructed soon on Louetta, near pizza restaurant, will be a part of the PUD
- Section 2 sewer repairs are coming up.
- Detention basin, section 11, erosion repair to areas damaged by 2015 storms, work to begin May 2017.
- No updates to provide on the Ravenaux project.

CONSIDERATION OF THE MINUTES:

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

NATIONAL NIGHT OUT:

Mrs. Smith asked if the association is planning to host the event again this year. The Board agreed to host the event and add an owner to the committee to assist Mrs. Black with preparations.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report- Dana Khan:

- Phase 1 tree trimming underway, Cypresswood to Louetta.
- Broken water main will require replanting some trees.
- Still working on commercial area at Champion Dr. and Louetta for landscape replenishment.
- Consider obtaining pressure washing bids for brick walls.
- Association to have community work day to clean street signs? Mrs. Smith will request permission from Commissioner.

Architectural Report/Outstanding ACC-Management- Tom Dougherty:

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

Neighborhood Watch-Barbara Smith:

Mrs. Smith reported that she wants to reboot the Neighborhood Watch Program throughout the community.

Web-site Update- Tom Dougherty:

Mr. Dougherty is in discussion with current website host and reviewing the current layout for new options. Reviewing rough proposal provided, still in progress.

Community Liaison/Social Committee:

Requested information on the Civic Club.

MANAGEMENT REPORT:

Financial Statement Review-March 2017:

Financial Statement Review-April 2017:

Management reviewed the financial statements for the period ended April 30, 2017. On that date, the Association had a cash balance of \$560,037 in the operating fund and \$150,867 in the replacement fund. For the months ended April 30, 2017, the Association had total revenue of \$196,958 and total expenses of \$170,004 operating at a surplus of \$26,954. The report was accepted.

Deed Restriction Enforcement:

Management reported that the association had 82 open violations.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for June 28, 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 to send all remaining delinquent accounts to Holt and Young for collection processing.

ADJOURNMENT:

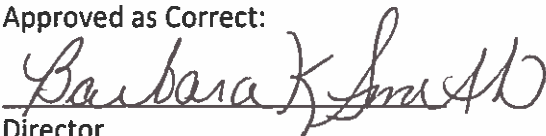
There being no further business, the meeting was adjourned at 7:35 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

7-26-17
Date