

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON MAY 24, 2017 AT 5:30 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION FOREST
DRIVE, SPRING, TEXAS 77379**

DIRECTORS PRESENT:

Barbara Smith, President
Dana Khan, Vice President
Gloria Black

DIRECTORS ABSENT:

Bruce Roloff, Secretary / Treasurer
Tom Dougherty

IN ATTENDANCE:

4 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:

- Status of Section 11 Merger
- Rollover accident and speeding on Champion Drive
- Traffic study needs to be performed on Champion Drive

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- 3 Criminal Mischief- Salmon Ln, Fenchurch Dr., and Maplehurst Dr.
- 2 Family Disturbance- Kempton Park Dr.
- 2 Phone Harrassment- Oxted Ln., and Appin Falls Dr.
- 4 Other Calls- Glen Green Ln., Taidswood Dr., Oxted Ln., Cypresswood Dr.

Sgt. Strain also reported that they had stopped and ticketed 50 vehicles last month.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

- No updates to provide on the Ravenaux project, next meeting on June 6, 2017.
- Sewer repairs to Sections 1 and 2 are to begin in June.

- Section 11 detention basin is under construction for repairs now.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held April 26, 2017 were approved.

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 estimated irrigation repairs of \$2,200. On a motion duly made, said actions were ratified and approved.

DISCUSSION OF:

Garden Club Christmas Décor Expenses:

The Board authorized a loan to the Garden Club of \$3,000 to help cover the Christmas décor expenses for the community. The Garden Club is currently developing a plan of action for the Board to review.

Tree Removal at Champion Dr. and Louetta Rd.:

Mrs. Smith reached out to Harris County to request removal of the demolished trees at this intersection and the County politely declined. We are preparing bids for the removal of these trees for the Boards consideration.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report- Dana Khan:

- Irrigation repairs are 100% complete.
- Tree trimming has been completed from Cypresswood to Strack Rd.
- Lot mow in Section 10 requested.
- Pressure washing bids are being prepared.

Architectural Report/Outstanding ACC-Management- Tom Dougherty:

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

Neighborhood Watch-Barbara Smith:

Mrs. Smith reported that she is working on programs to enhance the security within the community.

Web-site Update- Tom Dougherty:

Mrs. Smith reported that the website needs to be updated more efficiently to provide accurate information to the owners. Management has been requested to provide a sample site for the FirstService Residential Connect program and costs associated with this service.

Community Liaison/Social Committee:

No report.

MANAGEMENT REPORT:

Management reviewed the financial statements for the period ended March 31, 2017. On that date, the Association had a cash balance of \$538,069 in the operating fund and \$150,805 in the replacement fund. For the months ended March 31, 2017, the Association had total revenue of \$143,828 and total expenses of \$127,963 operating at a surplus of \$15,865. The report was accepted.

Deed Restriction Enforcement:

Management reported that the association had 235 open violations.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for May 24, 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 waive all fees related to collection of assessments for balances of \$30 or less. Violation fees will remain on accounts.

On a motion duly made, the Board authorized commitment of \$5,000 to enhance the landscaping at the corner of Champion Drive and Louetta.

ADJOURNMENT:

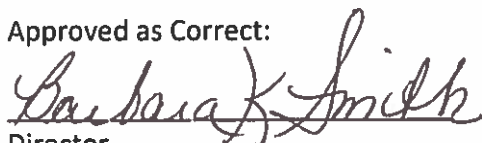
There being no further business, the meeting was adjourned at 7:45 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

7-26-17
Date