

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON JUNE 28, 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
Tom Dougherty
Gloria Black

DIRECTORS ABSENT:

Dana Khan, Vice President

IN ATTENDANCE:

12 owners present
Ashleigh Kern and 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 5:32 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:

- Speeding down Herts Road.
- Additional officers needed for July 4th festivities.
- Fireworks being shot off at the bayou on Herts Road- no one but Harris County Flood Control should be in this area, please report to Constables.
- Owners present were in agreement to increase assessment to cover an additional Deputy needed to patrol the community.
- ARC application submitted to FirstService Residential and never received response. Management obtained application from owner and will have the ACC Committee review at their earliest convenience.
- Violation notices are not specific enough. Management was asked to include more details in violation notices.
- Owners reported that they are not receiving calls back from FirstService Residential regarding violations. Management was asked to address this issue immediately.
- Golf carts being driven in neighborhood and will soon be legal with new legislation.
- Healthy trees are marked to be taken down at Raveneaux. Owners would like to see the trees replanted instead of removed completely.
- Can the owners pay more in assessment to use the amenities at the new condos?

- Owner is interested in starting programs for the neighborhood to include: Champion Forest Angels, championforestcares.com and initiating a neighborhood watch program. Board members are reaching out to owner for committee assistance.

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- 2 Burglary of a Motor Vehicle- Kennet Valley and Sterling Gate Ct.
- 1 Family Disturbance- Godstone Ln.
- 1 Runaway- Kempton Park Dr.
- 1 Telephone Harassment- Burwood Park Dr.
- 2 Other Calls- Cypresswood Dr., Mentmore Dr. and Oxted Ln.

Lt. Cohen stated that the SOU unit was out patrolling the neighborhood. The Commissioner is performing a traffic review on Champion Dr. Lt. Cohen proposed more ticketing from Constables to help slow people down on Champion Dr. He suggested hiring another deputy to ticket speeders in this area during a specific timeframe.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

- No official correspondence has been received on the Raveneaux project. Plans have not been accepted.
- Drainage studies have been completed for the Raveneaux project and were submitted for review by Harris County.
- Concerns for the park area during the July 4th festivities. PUD will likely rope off areas to prevent parking in the park area.
- June water bill to reflect North Harris County Regional Water Authority fees. This fee is the biggest portion of the water bill.
- End of summer, PUD will begin Section 1 and 2 sewer repairs.
- Increased the mowing schedule at the park.

CONSIDERATION OF THE MINUTES:

Due to proper notice not being given, minutes will be approved at the following Board Meeting.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report- Dana Khan:

- Will receive four invoices from BellaTerra this month for sprinkler repairs, hose bibs and 2 esplanades.
- Vehicle damaged the esplanade between the church and the bank on Cypresswood. Area is in need of repairs.
- BellaTerra suggested trimming be performed on Cypresswood trees, received a call regarding some low hanging branches that need to be addressed.
- Tree trimming project appears to have not been completed by BellaTerra.

Architectural Report/Outstanding ACC-Management- Tom Dougherty:

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

Neighborhood Watch-Barbara Smith:

Mrs. Smith reported that she and Mrs. Jackie Kern are working on programs to enhance the security within the community. Mrs. Kern has been working with Sgt. Strain on the Fourth of July parade and back to school safety.

Web-site Update- Tom Dougherty:

Management was requested to set up meeting between Mr. Dougherty and website administrator at FirstService Residential to review website packages.

Community Liaison/Social Committee:

Mrs. Black reported that she has been working on the Fourth of July parade and will be finalizing plans to send out to owners.

Mrs. Black would also like to see that all habitual violation offenders are being followed up on aggressively.

MANAGEMENT REPORT:

Financial Statement Review-May 2017:

Management reviewed the financial statements for the period ended May 31, 2017. On that date, the Association had a cash balance of \$520,506 in the operating fund and \$150,931 in the replacement fund. For the months ended May 31, 2017, the Association had total revenue of \$232,763 and total expenses of \$204,494 operating at a surplus of \$28,269. The report was accepted.

Deed Restriction Enforcement:

Management reported that the association had 136 open violations.

SCHEDULING OF NEXT MEETING:

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

Management was asked to complete the following items:

- Follow up and follow through on violation procedures.
- Post the meeting agenda in the appropriate timeframe to conduct business.

ADJOURNMENT:

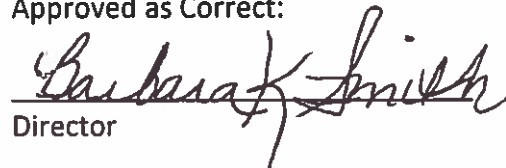
There being no further business, the meeting was adjourned at 8:20 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

7-26-17

Date