

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON JULY 26, 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
Bruce Roloff, Secretary / Treasurer
Gloria Black

DIRECTORS ABSENT:

Tom Dougherty

IN ATTENDANCE:

9 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:

- Restriction Violations
 - 2 homes in question: corner of Champion Forest Drive and Mentmore; corner of Maplehurst and Ashridge Park Drive
 - Both properties are in need of major landscape maintenance, home maintenance and other miscellaneous items
 - Home on Champion Forest Drive and Mentmore is said to be less than permitted minimum 2300 square feet. Management will have the Associations attorney look into this matter.
- Assessment rates and how they are assessed.
- Concerns with Cypresswood lots being assessed too little. These lots were platted as one lot from development.
- Consider changing assessments to be calculated by square footage.
- Raveneaux update: concerns with drainage.
- Possible merger of Raveneaux memberships and HOA assessments? Not at this time.
- Lawn bags out before trash pickup days.
- Culvert on Dry Gulley damaged and needs repair.

CONTRACT DEPUTY REPORT-SGT. STRAIN

Lt. Cohen reported on behalf of Sgt. Strain:

- 1 Theft of Residence- Kempton Park Dr.
- 1 Disturbance Family- Salmon Lane
- 8 Other Calls- Cypresswood Drive, Meyrick Court

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

- Verbal offer was given to Mr. Block on the Raveneaux project, subject to appraisal. No further movement on offer.
- PUD sewer repairs for Section 1 and 2 are delayed due to permitting from City of Houston. Estimated start date September 2017.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meetings held May 24, 2017 and June 28, 2017, were approved.

CONSIDERATION OF RULES ENFORCEMENT PROCEDURES:

On a motion duly made, the Rules Enforcement Procedures were approved with minimal changes made by the Board.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report- Dana Khan:

- All gardens have been refurbished per Board approval. Esplanade 36 has not been completed and will be reported to BellaTerra.
- July 4th festivities caused numerous irrigation repairs.
- Tree in esplanade at Strack Road was struck by lightning.
- Crape Myrtle at Herts Road and Champion Forest Drive needs to be replaced.

Architectural Report/Outstanding ACC-Management- Tom Dougherty:

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

Neighborhood Watch-Barbara Smith:

No report.

Web-site Update- Tom Dougherty:

Mr. Dougherty is currently working with Web Administrator for FirstService Residential to develop a test site for the Board to review.

Community Liaison/Social Committee:

Mrs. Black reported that she has been working with her committee member on the National Night Out event.

Mrs. Smith suggested to send mass communications to owners in Champion Forest requesting support for this event. Donations can be submitted to FirstService Residential. Management will send communications out via FirstService Residential Connect and Champion Forest Connect.

MANAGEMENT REPORT:

Financial Statement Review-June 2017:

Management reviewed the financial statements for the period ended June 30, 2017. On that date, the Association had a cash balance of \$485,111 in the operating fund and \$151,013 in the replacement fund. For the months ended June 30, 2017, the Association had total revenue of \$272,737 and total expenses of \$239,652 operating at a surplus of \$33,085. The report was accepted.

Deed Restriction Enforcement:

Management reported that the association had 215 open violations.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for August 23, 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 one owner payment plan presented by Holt and Young, foreclosure suit for one owner, and declined one owner payment plan presented by Holt and Young.

Management was asked to review violations pending legal action. If legal action is required at expiration of demand letters, submit to Board for review once again.

Management was asked to request additional pressure washing bids for the perimeter brick wall fencing on Champion Forest Drive as well as the three monument signs.

ADJOURNMENT:

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

Respectfully submitted:



Recording Secretary

Approved as Correct:

Barbara Smith
Director

10/25/17
Date