

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.  
HELD ON SEPTEMBER 27, 2017 AT 5:30 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION  
FOREST DRIVE, SPRING, TEXAS 77379**

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**DIRECTORS PRESENT:**

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

**IN ATTENDANCE:**

7 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 5:32 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:

- Debris pick up for disaster recovery
- Monthly newsletter did not include information regarding Hurricane Harvey
- Enforcement Resolution notification
- Street Flooding
- Landau Park vacant homes
- Temporary fence on Cypresswood is gone
- Management was asked to request information on what can be done for abandoned homes left by flood victims

**CONTRACT DEPUTY REPORT-SGT. STRAIN**

Sgt. Strain provided a verbal report of the activities within the community for the month of August.

Sgt. Strain was requested to have the deputies patrol the flooded home areas of the community to help deter the looting.

**PUD DISTRICT REPORT-GREG DICIOCCIO**

Mr. Dicioccio reported:

- PUD Building repairs have begun from the flood damage.

- Water pressure issue is fixed.
- Water plant at Raveneaux has major damage from Hurricane Harvey.
- No current updates on the Raveneaux project.
- PUD approved the streets to be cleaned after all debris has been picked up.

**CONSIDERATION OF THE MINUTES:**

On a motion duly made, the minutes of the Board Meeting held August 23, 2017 were approved.

**CONSIDERATION OF:**

**PUD Building Repairs**

On a motion duly made, the Board approved the expense to stain all wood in the PUD Building.

**2018 Budget**

On a motion duly made, the Board approved the 2018 Budget with no assessment increase.

**NNO Expenses-Table & Décor**

On a motion duly made, the Board approved the purchase of 5 tables for National Night Out and any future events.

**Flood Victim Provision Expense**

On a motion duly made, the Board approved the purchase of cleaning supplies that were provided to flood relief victims.

**COMMITTEE AND COMMUNITY REPORTS:**

**Grounds and Maintenance Report- Dana Khan:**

- Damage to esplanades from Hurricane Harvey, management was asked to add to insurance claim for repairs needed.
- Force mow completed on requested lot.
- Will apply pre-emergent on esplanades in November.
- Mulching would begin this week (asked to hold off until irrigation repairs are completed).

**Architectural Report/Outstanding ACC-Management- Tom Dougherty:**

Mr. Dougherty reported that there were no new applications submitted for the month of September.

**Neighborhood Watch-Barbara Smith:**

No report.

**Web-site Update- Tom Dougherty:**

Mr. Dougherty is currently working with Web Administrator for FirstService Residential and Andrew Marquadat on the web-site upgrade options and plans to have report to present Board at next meeting.

**Community Liaison/Social Committee:**

Mrs. Black reported that National Night Out was in the last stages of planning and the Association is prepared for a fun filled night.

**MANAGEMENT REPORT:**

**Financial Statement Review-August 2017:**

Management reviewed the financial statements for the period ended August 31, 2017. On that date, the Association had a cash balance of \$429,708 in the operating fund and \$151,210 in the replacement fund. For the months ended August 31, 2017, the Association had total revenue of \$344,795 and total expenses of \$305,020 operating at a surplus of \$39,775. The report was accepted.

**Deed Restriction Enforcement:**

Management reported that the associations drive through would be conducted the following day and a report would be emailed to the Board for review.

**SCHEDULING OF NEXT MEETING:**

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for October 25, 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 six (6) foreclosure suits presented by Holt and Young.

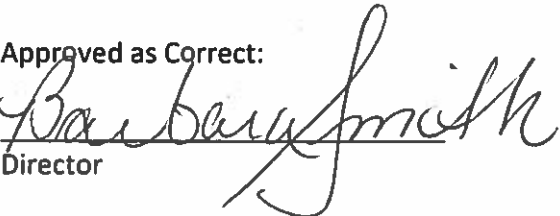
**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:10 PM.

Respectfully submitted:

  
\_\_\_\_\_  
Recording Secretary

Approved as Correct:

  
\_\_\_\_\_  
Director

10/25/17  
Date