

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON FEBRUARY 28, 2018 AT 5:30 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION
FOREST DRIVE, SPRING, TEXAS 77379**

DIRECTORS PRESENT:

Barbara Smith, President
Tom Dougherty, Vice President
Bruce Roloff, Secretary / Treasurer
Dan Westover, Director

DIRECTORS ABSENT:

Gloria Black, Director

IN ATTENDANCE:

1 owners present

Ashleigh Kern and Travis McDonald 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 5:35 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:

- Little Cypress Creek Frontier Program

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- 1 Family Disturbance – Godstone Ln.
- 8 Other Calls – Cypresswood Dr, Maplehurst Dr, Oxted Ln, Tranquil Park Dr, Glen Mist Ln, Ashridge Park Dr, Mickleham Dr and Burwood Park Dr

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

- Park improvements within a month
- Sewer repair has design issues
- Focus on running new lines on section 1, 2, & champion Dr first
- Ravenaux – answered resident questions regarding Beazer Homes and Sueba Development as a consultant
- Mrs. Smith will present a proposal to the PUD for assistance with irrigation conservation along esplanade

ELECTION OF OFFICERS:

Barbara Smith, President
Tom Dougherty, Vice President
Gloria Black, Secretary
Bruce Roloff, Treasurer
Dan Westover, Director

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held January 24, 2018 were approved and previously approved meeting minutes from August 23, 2017 & October 25, 2017 were signed.

RATIFICATION OF ACTIONS TAKEN BETWEEN MEETINGS:

The board ratified approval of pressure washing the perimeter wall by Katy Pressure Washing Pros.

CONSIDERATION OF:

- O’Neal & Holmes Engagement Letter – Postponed
- Cypress Creek Mosquito Control Contract – Approved
- Management Company – The board delivered Termination notice to FirstService Residential

On a motion duly made, the board postponed signing the O’Neal & Holmes Engagement Letter, approved and signed the Cypress Creek Mosquito Control Contract, and delivered termination notice to FirstService Residential.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report:

Mrs. Smith reported esplanades need better lighting & irrigation and the trimming of crape myrtles needs to be completed. The tree dedicated to Dustin is dead and needs to be replaced. Warren was asked to get pricing on a nice replacement tree.

Architectural Report/Outstanding ACC-Management- Tom Dougherty:

Mr. Dougherty reported that there were six approved applications for concrete, roof, home additions and miscellaneous items in February with a few additional pending.

Neighborhood Watch-Barbara Smith:

Mrs. Smith reported on a new program called “Coffee with a Cop” coming soon.

Web-site Update- Tom Dougherty:

Mr. Dougherty reported there has been no change to the website since the last meeting.

Community Liaison/Social Committee:

Mrs. Smith reported the Easter egg hunt at Brill Elementary would be held March 10, 2018.

MANAGEMENT REPORT:

Financial Statement Review Ending- January 2018:

The operating account had \$553,738 and the reserve account had \$135,824. Year-to-date expenses exceeded income by \$9,050

Deed Restriction Enforcement:

There were 51 deed restriction violations in the month of January and 63 in the Month of February with over half pertaining to the exterior of the homes needing to be cleaned.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for March 28, 2018 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 (1) foreclosure suit.

ADJOURNMENT:

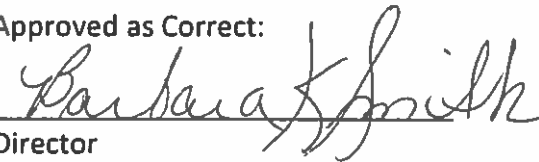
There being no further business, the meeting was adjourned at 8:30 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

3-28-18
Date