

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.  
HELD ON MARCH 28, 2018, 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  
Tom Dougherty, Vice President  
Gloria Black, Secretary  
Bruce Roloff, Treasurer  
Dan Westover, Director

**IN ATTENDANCE:**

1 owners present  
Travis McDonald represented the Managing Agent, FirstService Residential.

**OWNER FORUM**

No owners were in attendance during open forum.

**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.

**CONTRACT DEPUTY REPORT-SGT. STRAIN**

Lieut. Cohen reported:

- 1 Theft Habitation – Cypresswood Dr.
- 2 Family Disturbance - Burwood Park Dr. and Godstone Ln.
- 6 Other Calls – Chipstead Dr., Oxted Ln, Parrish Hall Dr., 900 Enstone Cir., Cypresswood Dr.

**PUD DISTRICT REPORT-GREG DICIOCCIO**

Mr. Dicioccio reported:

- Park improvements within a month – Sink Holes
- Sewer repairs in the northern part of the community will begin soon
- Car hit a fire hydrant at Louetta & Champion Forest causing damage underground
- EDP is looking for valves near the Bridge on Herts Rd. to reduce section interruptions during water cutoffs
- PUD agreed to help fund the irrigation repairs at esplanade 1

**CONSIDERATION OF THE MINUTES:**

On a motion duly made, the minutes of the Board Meeting held February 28, 2018, were approved.

**CONSIDERATION OF:**

- Reserve Advisor Scheduling – Board approved Management to meet with the Reserve Advisor on April 3, 2018
- FirstService Residential Contract Update – Board agreed to resign their termination letter to FirstService Residential and allow for continued management provided certain conditions were met

**COMMITTEE AND COMMUNITY REPORTS:**

**Grounds and Maintenance Report – Gloria Black:**

Bellaterra is working on the irrigation system in 4 locations so the garden club will be able to plant flowers. Some of the trees on the esplanades have exposed roots and Mrs. Black will be looking into various options for a solution.

**Architectural Report/Outstanding ACC-Management- Dan Westover:**

From February 13<sup>th</sup> to March 19<sup>th</sup> there were 15 architectural review applications submitted and approved. Applications include new fencing, roof replacement, building additions, and pool replacement to name a few.

**Neighborhood Watch-Barbara Smith:**

Mrs. Smith commended the Officers and their presence in the neighborhood.

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

Mr. Dougherty reported the link has been sent to Andrew to review 60 pages.

**Community Liaison/Social Committee:**

Mrs. Smith reported work had begun on the 4<sup>th</sup> of July event at Brill with the possibility of partnering with Raveneaux for fireworks.

**MANAGEMENT REPORT:**

**Financial Statement Review Ending- January 2018:**

The operating account had \$604,807 and the reserve account had \$135,949. Year-to-date income exceeded expenses by \$24,450

**Deed Restriction Enforcement:**

There were 73 deed restriction violations in the month of March with over half pertaining to the exterior of the homes that needed to be cleaned.

**SCHEDULING OF NEXT MEETING:**

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for April 25, 2018, at 5:30 PM.

**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.

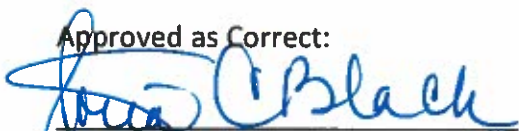
**ADJOURNMENT:**

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

Respectfully submitted:

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

Approved as Correct:

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
Date