

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON APRIL 25, 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
Gloria Black, Secretary
Bruce Roloff, Treasurer
Dan Westover, Director

IN ATTENDANCE:

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

OWNER FORUM

The following items were discussed:

- Three (3) abandoned houses on Landau Park.

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:

- One (1) Theft Other on Cypresswood Dr.
- Two (2) Criminal Mischief on Heden Road & Appin Falls
- One (1) Family Disturbance on Herts Road
- Ten (10) Other Calls on Graven Hill Dr., Cypresswood Dr., Rudgewick Ln., Fenchurch, Godstone, Champion Dr., and Appin Falls Dr.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

- The Contractor was in the park making the following repairs: Sink Holes, Pipes, and Erosion;
- Advertising Sewer repairs would be in next month's Northern part of the Community;
- Effective May an increase of \$0.50 would be on the water bill.

CONSIDERATION OF THE MINUTES:

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

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Gloria Black:

Garden Club raised \$2,200 for plant material in which half would be used in Spring and the other half would be used in the Fall. They would provide the labor.

Architectural Report/Outstanding ACC-Management-Dan Westover:

April 2nd through April 13th there were 6 architectural review applications submitted and approved. Applications included but not limited to new windows, roof replacement, and a new pool.

Neighborhood Watch-Barbara Smith:

Mrs. Smith commended the Officers and their presence in the neighborhood stating there was an occurrence of a distressed owner due to an unfamiliar car being parked in their driveway and the Constable's response time was less than 5 minutes.

Web-site Update-Tom Dougherty:

Mr. Dougherty reported Monica Myers would be invited to the next meeting to possibly manage the website. Possible roll out of the new site in the next 60 days.

Community Liaison/Social Committee-Gloria Black:

Mrs. Black would be contacting the Civic Club regarding the 4th of July.

MANAGEMENT REPORT:

Financial Statement Review Ending-January 2018:

The operating account had \$598,975 and the reserve account had \$134,601. Year-to-date income exceeded expenses by \$30,709.

Deed Restriction Enforcement:

Scheduled inspections have been adjusted to occur soon after each meeting to allow for any weather or other unforeseen issues that may arise. By rescheduling the inspections it insures the Board would always be up to date with the most accurate information.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for May 23, 2018, at 5:30 PM.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session to discuss one (1) authorization for a foreclosure, legal reports, accounts receivable and one (1) force mow.

RECONVENE IN OPEN SESSION

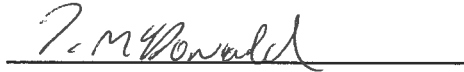
During Executive Session, the Board of Directors approved the following:

- One authorization to foreclose;
- One ten day certified demand letter to be sent to the owner for force mow.

ADJOURNMENT:

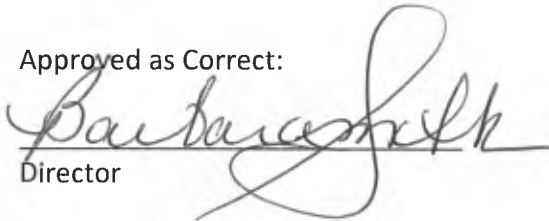
There being no further business, the meeting was adjourned at 7:00 PM.

Respectfully submitted:

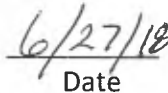


Recording Secretary

Approved as Correct:



Director


Date