MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON JUNE 27, 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, Treasurer
Dan Westover, Director

DIRECTORS ABSENT
Gloria Black, Secretary

IN ATTENDANCE:
Five 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.
• Overgrown dry gully in section 10
• Dumpster at Champion Dr. @ Herts

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 was unable to attend:

PUD DISTRICT REPORT-GREG DICIACCIO
Mr. Dicioccio reported:
• Brill sewer lines will be re-lined, proposed start date in August
• Drain repair was completed in the park
• Water main by E36 is currently being worked on
• A new generator will be installed and the controllers will be raised at the water plant due
to damage from Hurricane Harvey

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 – Barbara Smith:
Garden Club used a portion of the money raised earlier in the year to plant around E35 & E36. The PUD also assisted by installing new irrigation around E35 & E36. Trees on Champion Drive were trimmed due to box trucks hitting them.

Architectural Report/Outstanding ACC-Management-Dan Westover:
April 27th through June 19th there were 25 architectural review applications submitted and approved. Applications included but not limited to new patio, roof replacement, painting, and a new pool.

Neighborhood Watch-Barbara Smith:
Currently on hold

Web-site Update-Tom Dougherty:
Mr. Dougherty reported the website is almost complete.

Community Liaison/Social Committee-Barbara Smith:
Mrs. Smith reported the 4th of July parade would take place starting at Brill Elementary and asked management to send out an E-blast notifying the owners.

MANAGEMENT REPORT:

Financial Statement Review Ending-May 2018:
The operating account had $554,465 and the reserve account had $133,407. Year-to-date income exceeded expenses by $36,892.

Deed Restriction Enforcement:
During the month of June there were 80 violations. Violations included but not limited to exterior maintenance & repair, landscaping, and unauthorized parking of trailers & recreational vehicles.

SCHEDULING OF NEXT MEETING:
The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for July 25, 2018, at 5:30 PM.

ADJOURN TO EXECUTIVE SESSION
The Board adjourned to executive session to discuss legal reports, accounts receivable, perimeter brick wall, and the 4th of July parade.
RECONVENE IN OPEN SESSION
During Executive Session, the Board of Directors approved the following:
  • $200 in gift cards for prizes at the parade
  • Obtaining bids for repair to the brick wall.

ADJOURNMENT:
There being no further business, the meeting was adjourned at 7:30 PM.

Respectfully submitted:

[Signature]
Recording Secretary

Approved as Correct:

[Signature]  
[Date]