

**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 DICIOCCIO**

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 27<sup>th</sup> through June 19<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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:**

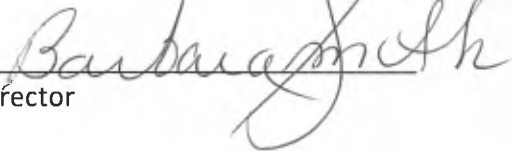
There being no further business, the meeting was adjourned at 7:30 PM.

Respectfully submitted:

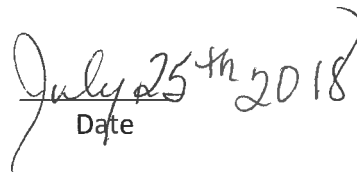


Recording Secretary

Approved as Correct:



Director



Date