

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON JULY 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
Bruce Roloff, Treasurer
Dan Westover, Director

DIRECTORS ABSENT

Gloria Black, Secretary

IN ATTENDANCE:

Three PUD Board Members
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 5:30 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) Burglary Vehicle on Algrave Ln.
- One (1) Theft Other on Parrish Hall Dr.
- One (1) Assault at Lake Sterling Gate
- One (1) Sexual Assault on Champion Dr.
- Two (2) Criminal Mischief on Champion Dr. and Cypresswood Dr.
- Three (3) Family Disturbance on Mentmore Dr., Godstone Ln., and Guinstead Dr.
- Seven (7) Other Calls – Arcade Dr., Taidswood Dr., Appin Falls Dr., Mickleham Dr., Harwick Dr., Windrush Dr., and New Forest

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

- Contractor chosen for sanitary sewer repair in section 1 & 2 announced August 6, 2018
- Contractor completing punch list on repairs in park
- 2018 tax rate will be reviewed and next PUD meeting

APPOINTMENT OF NEW BOARD MEMBER

On a motion duly made, the Board appointed Mary Mathews to fill the vacant Board seat.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held June 27, 2018, were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Barbara Smith:

Mrs. Smith reported the trees donated in remembrance of a family member are to be planted on esplanade. Garden Club has two esplanades to finish. Warren Campbell saved the HOA & PUD a significant amount of money in water irrigation by installing drip irrigation on E35 & E36.

Architectural Report/Outstanding ACC-Management-Dan Westover:

July 3rd through July 23rd there were 9 architectural review applications submitted and approved. Applications included but not limited to siding & trim replacement, roof replacement, fence replacement and a new pool with outdoor kitchen.

Neighborhood Watch-Barbara Smith:

Mrs. Smith reported Neighborhood Watch will change its name to CF Safety & Security in the September newsletter.

Web-site Update-Tom Dougherty:

Mr. Dougherty reported working with Mr. Marquardt to have the website finished by September 1st with possible interactive photos for owners to submit.

Community Liaison/Social Committee-Gloria Black:

Mrs. Smith reported Raveneaux Country Club will cater National Night Out.

MANAGEMENT REPORT:

Financial Statement Review Ending-January 2018:

The operating account had \$528,230 and the reserve account had \$133,561. Year-to-date income exceeded expenses by \$48,054.

Deed Restriction Enforcement:

During the month of July there were 61 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 August 22, 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, and accounts receivable.

RECONVENE IN OPEN SESSION


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

- One authorization to foreclose

ADJOURNMENT:

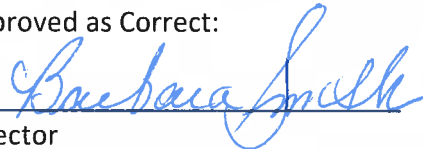
There being no further business, the meeting was adjourned at 7:00 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

8/22/18
Date