

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON AUGUST 22, 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
Mary Mathews, Director

IN ATTENDANCE:

One PUD Board Member
Natasha Brown and Christopher Williams 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 Habitation on Windrush Dr.
- Two (2) Theft Habitation on Godstone Ln and Champion Dr.
- Five (5) Theft other on Rudgewick Ln., Shelby Ct., Guinstead Dr., and Taidswood Dr.
- Three (3) Sexual Assault on Morningbrook Dr, Guinstead Dr., and Craigshire Ct.
- Two (2) Disturbance Family on Cypresswood Dr. and Godstone Ln.
- Nine (9) Other Calls – Chasemore Dr., Salmon Ln., Champion Dr., Stewart Grove Dr., Kennett Valley Dr., Cypresswood, Sterling Gate Circle, Maplehurst Dr.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

- Contractor chosen for sanitary sewer repair in section 1 & 2 is building the contract with an estimated in September & October
- Park drainage completed with one final walkthrough remaining
- Waterline on Louetta with orange barrels – Exxon has pipeline easement and PUD has to get approval
- Electrical upgrade for water plant #2 was affected by hurricane Harvey
- Oleanders invading fence around PUD building will be trimmed Fall 2018
- Tree trimming behind plant #2 approved and in process to completion

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held July 25, 2018, were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Barbara Smith:

Mrs. Smith reported the owner of Bella Terra no longer lives in Champion Forest. Bella Terra's irrigation specialist, Warren Campbell, lives near by.

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mr. Westover reported August 3rd through August 30th there were 3 architectural review applications submitted and approved. Applications included Door replacement, fence replacement and a new patio.

Champion Forest Safety & Security -Barbara Smith:

Mrs. Smith reported that she's exploring options to improve the new CF Safety & Security.

Web-site Update-Tom Dougherty:

Mr. Dougherty reported the new website will be finished by September 1st and will include dates of events on the calendar.

Community Liaison/Social Committee-Gloria Black:

Mrs. Smith reported Raveneaux Country Club will cater National Night Out on October 2nd.

MANAGEMENT REPORT:

Financial Statement Review Ending-January 2018:

The operating account had \$492,389 and the reserve account had \$133,739. Year-to-date income exceeded expenses by \$44,464.

Deed Restriction Enforcement:

During the month of July there were 79 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 September 26, 2018, at 5:30 PM.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session to discuss one legal reports, accounts receivable, and donation to Brill Elementary for water filling station.

RECONVENE IN OPEN SESSION


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

- An \$1,100 donation to Brill Elementary for a water filling station
- Removal of any balance \$15 or less on the accounts receivable report

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:21 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

9-26-18
Date