

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON OCTOBER 24, 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:

Two homeowners
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 5:35 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 Delachase Cr.
- One (1) Theft Other on Pagon Cr.
- One (1) Disturbance Family on Hexham Dr.
- One (1) Phone Harassment on Stockport Dr.
- Four (4) Other Calls on Cypresswood Dr., Manningtree Ln., and Tranquil Park Dr.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

Contractor for sanitary sewer is focusing on section 2. Waiting on FEMA reimbursement for park rehab. Water plant is undergoing electrical upgrades with an elevated generator. Champion MUD will be running a force main through the park. Additional trees will be installed throughout.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held September 26, 2018, were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Barbara Smith:

Mrs. Smith reported she will be speaking with the landscaper about watering.

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mr. Westover reported September 26th through October 24th there were 2 architectural review applications submitted and approved. Applications included but not limited to roof repair.

Champion Forest Safety & Security -Barbara Smith:

Mrs. Smith reported the officer's response time was 3.5 minutes in the most recent call. Mrs. Smith also stated she is trying to get Sergeant Strain's schedule changed back to days so he can attend the Board meeting.

Web-site Update-Tom Dougherty:

Mr. Dougherty reported the new website is live.

Community Liaison/Social Committee-Gloria Black:

Mrs. Smith reported National Night Out was a success.

MANAGEMENT REPORT:

Financial Statement Review Ending-August 2018:

The operating account had \$437,699 and the reserve account had \$134,090. Year-to-date income exceeded expenses by \$40,657.

Deed Restriction Enforcement:

During the month of September there were 174 violations. Violations included but not limited to exterior maintenance & repair and exterior cleaning of the home.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for December 12, 2018 at 5:30 PM.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session to discuss legal reports, accounts receivable, and discuss the 2019 budget.

RECONVENE IN OPEN SESSION

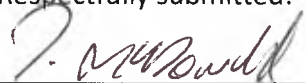
During Executive Session, the Board of Directors approved the following:

- The 2019 budget.

ADJOURNMENT:

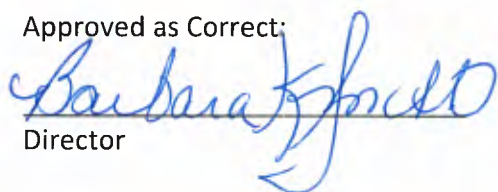
There being no further business, the meeting was adjourned at 8:30 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

12-12-2018

Date