

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.  
HELD ON JANUARY 23, 2019, AT 5:30 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION  
FOREST DRIVE, SPRING, TEXAS 77379**

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**DIRECTORS PRESENT:**

Barbara Smith, President  
Tom Dougherty, Vice President  
Bruce Roloff, Treasurer  
Dan Westover, Director  
Mary Mathews, Director

**IN ATTENDANCE:**

Four 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 6:00 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:

- Two (2) Burglary Vehicle on Champion Dr.
- One (1) Theft Vehicle on Domer Rd.
- One (1) Theft Other on Ashridge Park Dr.
- Four (4) Other Calls on Windrush Dr., Rutley Cir., Taidswood Dr., and Abberton Hill Dr.

**PUD DISTRICT REPORT-GREG DICIOCCIO**

Mr. Dicioccio reported:

The water line at Louetta and Champion Dr. was completed by Exxon. 811 is marking all underground lines on Herts before relining the sewers in Section 2.

**CONSIDERATION OF THE MINUTES:**

On a motion duly made, the minutes of the Board Meeting held December 12, 2018, were approved.

**COMMITTEE AND COMMUNITY REPORTS:**

Grounds and Maintenance Report – Barbara Smith:

Mrs. Smith reported the Garden Club would like to beautify the Esplanade at Strack Rd. & Champion Forest Dr.

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mr. Westover reported December 17<sup>th</sup> through January 16<sup>th</sup> there were 7 architectural review applications submitted and approved. Applications included but not limited to roof repair, exterior painting, and replacement of fence and balcony.

Champion Forest Safety & Security -Barbara Smith:

Mrs. Smith reported that she met with officers and announced the new night time officer is Deputy Deleon.

Web-site Update-Tom Dougherty:

Mr. Dougherty reported business's would like to advertise on the website. All missing amendments have also been uploaded.

Community Liaison/Social Committee-Mary Matthews:

Mrs. Matthews reported no update for Social Committee.

**MANAGEMENT REPORT:**

Financial Statement Review Ending-December 2018:

The operating account had \$381,147 and the reserve account had \$134,683. Year-to-date income exceeded expenses by \$51,998.

Deed Restriction Enforcement:

During the month of September there were 65 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 January 23, 2019 at 5:30 PM.

**ADJOURN TO EXECUTIVE SESSION**

The Board adjourned to executive session to discuss legal reports, accounts receivable, review the 2019 Insurance, review engagement letters from Canady & Canady and O'Neal & Holmes, review the 2019-2020 law enforcement contract and discuss the new financial analysis of CD and money market rates.

**RECONVENE IN OPEN SESSION**

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

- 2019 Insurance renewal.
- Engagement letter from Canady & Canady
- 2019-2020 Law enforcement contract
- A new money market account for the reserves.

**ADJOURNMENT:**

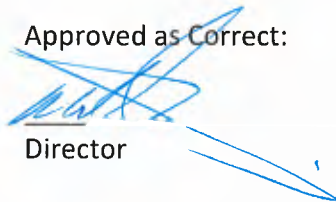
There being no further business, the meeting was adjourned at 8:30 PM.

Respectfully submitted:



\_\_\_\_\_  
Recording Secretary

Approved as Correct:



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Director



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Date