

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON FEBRUARY 27, 2019, AT 5:30 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION
FOREST DRIVE, SPRING, TEXAS 77379**

DIRECTORS PRESENT:

Mary Mathews, President
Barbara Smith, Vice President
Bruce Roloff, Treasurer
Dan Westover, Secretary
Myron Shemek, 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 5:45 PM by Mrs. Matthews. The Managing Agent assisted in recording the meeting minutes.

The Pledge of Allegiance was recited.

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- One (1) Burglary Vehicle on Herts Rd.
- Seven (7) Other Calls on Kimstone Ln., Landau Park Ln., Arcade Dr., Cypresswood Dr., Herts Rd., and Champion Forest.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

The sewer line project is stalled due to the rain. Commissioner Cagle wants to install a trail through Raveneaux connecting Champion Forest Park.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held January 23, 2019, 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. by removing the yew trees and hedges and cleaning up the area. The Garden Club estimates the project will cost \$5,000 and Champion Forest Board of Directors approved a \$2,000 contribution toward the total needed.

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mr. Westover reported January 4th through February 14th there were 6 architectural review applications submitted and approved. Applications included but not limited to instillation of patio cover, exterior painting, and replacement of fence and new paint.

Champion Forest Safety & Security -Barbara Smith:

Mrs. Smith reported there was no update at this time.

Web-site Update-Mary Matthews:

Mrs. Matthews reported that each page will have a different picture. Some of the clubs and organizations have been updated.

Community Liaison/Social Committee-Mary Matthews:

Mrs. Matthews reported the Easter Egg Bunny Hop will take place on April 7th. The Board agreed to donate \$100.00.

MANAGEMENT REPORT:

Financial Statement Review Ending-December 2018:

The operating account had \$617,179 and the reserve account had \$162,891. Year-to-date expenses exceeded income by \$2,770.

Deed Restriction Enforcement:

During the month of September there were 107 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 March 27, 2019 at 5:30 PM.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session to discuss legal reports and accounts receivable.

RECONVENE IN OPEN SESSION

During Executive Session, the Board of Directors approved one Authorization of Foreclosure.

ADJOURNMENT:

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

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

March 27, 2019

Date