

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON MARCH 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 5:35 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 Ashridge Park Dr.
- Two (2) Disturbance Family on Stockport Dr.
- Seven (7) Other Calls on Kennet Valley Rd., Arcade Dr., Graven Hill Dr., Champion Dr., Cypresswood Dr., and Stockport Dr.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

The sewer line rehab in section 2 is in progress. Complaints of contractor parking a backhoe in front of homes was reported. Louetta waterline is complete. Future contracts are predicted to include stronger language for contractor's cleanliness at resident's homes.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held February 27, 2019, were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Barbara Smith:

Mrs. Smith reported the Garden Club is finishing the beautification of the Esplanade at Strack Rd. & Champion Forest Dr. and will then move to Esp 1. Owner of the home on Guinstead Dr. needing brick wall repair will be in town to fix within the next few weeks. Owner in Lakes of Sterling Gate wants to use the dead end on Heden to access their yard for a pool installation. The board was in agreement they disapprove of using Heden to access the neighbor's yard.

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mr. Westover reported February 21st through March 25th there were 7 architectural review applications submitted and approved. Applications included but not limited to replacement of roof, fence and, pool.

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 the pictures have become more challenging than originally thought. The "Search" option is now functional.

Community Liaison/Social Committee-Mary Matthews:

Mrs. Matthews reported the Easter Egg Bunny Hop will take place on April 6th. Over 600 eggs have been donated.

MANAGEMENT REPORT:

Financial Statement Review Ending-February 28, 2019:

The operating account had \$634,138 and the reserve account had \$151,467. Year-to-date expenses exceeded income by \$2,045.

Deed Restriction Enforcement:

During the month of September there were 130 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 April 24, 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 requested that no more late letters be sent to residents.


ADJOURNMENT:

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

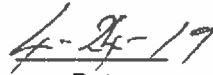
Respectfully submitted:



Recording Secretary

Approved as Correct:


Director



Date