

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON APRIL 24, 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, Director
Dan Westover, Secretary
Myron Shemek, Treasurer

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.

SPEEDING ANALYSIS

Bob Jackson presented the board an analysis of the speeding on Cypresswood Dr. at various speeds.

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- One (1) Criminal Mischief on Herts Rd.
- Four (4) Other Calls on Chasemore Dr., Harwick Dr., and Cypresswood Dr.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

All homeowners have been accommodated by the contractor to their satisfaction. Inspection of section 3 sewer lines have been videoed and are being reviewed. Champion MUD waste water sewer plant plan to install a line that will tie into the manhole at Champion Forest and Cypresswood between Kroger and Chase bank.

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:

Warren from BellaTerra reported it's hard to determine whose responsibility the vines are growing through the brick wall on Champion Forest Dr. A valve needs to be replaced at Herts & Champion. Esplanade at Brampton is complete. Irrigation and plants provided by Champion Forest Fund on Strack Road at Champion Forest are complete.

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mr. Westover reported March 27th through April 23rd there were 16 architectural review applications submitted and approved. Applications included but not limited to replacement of roof, shed, and patio.

Champion Forest Safety & Security -Barbara Smith:

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

Web-site & Community Liaison Update-Mary Matthews:

Mrs. Matthews reported the bird sanctuary page is now functional. Champion Forest Fund has joined the Harris County Flood Coalition.

MANAGEMENT REPORT:

Financial Statement Review Ending-March 31, 2019:

The operating account had \$610,634 and the reserve account had \$151,478. Year-to-date income exceeded expenses by \$8,792.

Deed Restriction Enforcement:

During the month of April there were 135 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 May 22, 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 requested that duplicate charges be removed from owner's accounts.

ADJOURNMENT:

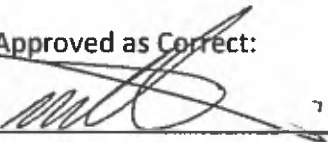
There being no further business, the meeting was adjourned at 8:30 PM.

Respectfully submitted:




Recording Secretary

~~Approved as Correct:~~



Director



Date