

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON MAY 22, 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:

Five (5) 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 5:30 PM by Mrs. Matthews. The Managing Agent assisted in recording the meeting minutes.

The Pledge of Allegiance was recited.

OWNER REQUEST

Mr. Marshall requested the boards permission to renew his license with the ATF as a firearms dealer and the board approved.

Mr. Gilbert approached the board requesting permission to convert unit 0351 into a multi-family facility. The board denied the request due to the community's deed restrictions.

Mrs. Khan approached the board with concerns for the health of resident in Section 10 due to the dilapidation of units 0793, 0794, & 0799. The board recommended approaching commissioners court and for each neighbor being affected by the disrepair of these homes to contact the health department individually & daily.

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- One (1) Disturbance Family on Morningbrook Dr.
- Six (6) Other Calls on Fenchurch Dr., Champion Dr., Herts Rd., Harwick Dr., & Godstone Ln.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

Rehab in section 2 is due to be completed May 27th-June 1st. 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. Barbara Smith will approach the PUD on June 4th about taking over the law enforcement contract.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held April 24, 2019, were approved.

BOARD MEMBER RESIGNATION

Myron Shemek reported that he was resigning at the end of the meeting due to personal reasons. Myron thanked the Board for the opportunity to serve.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Barbara Smith:

Warren from BellaTerra reported the vines growing through the brick wall on Champion Forest Dr have been given 2 applications and once it's dead it will be removed. Lighting on Strack isn't connecting and he'll have to dig to find the junction box. Force mow on Taidswood is complete and all stop signs have been cleaned.

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mr. Westover reported April 24th through May 21st there were 7 architectural review applications submitted and approved. Applications included but not limited to request for commercial dumpster during construction, replacement of siding, and installation of Gazebo.

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 there was no update at this time.

MANAGEMENT REPORT:

Financial Statement Review Ending-March 31, 2019:

The operating account had \$633,043 and the reserve account had \$151,489. Year-to-date income exceeded expenses by \$49,152.

Deed Restriction Enforcement:

During the month of May there were 66 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 June 26, 2019 at 5:30 PM.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session to discuss legal reports and accounts receivable and the appointment of a new board member.

RECONVENE IN OPEN SESSION

During executive session the board appointed Paul Cox to fill the open board position for the remainder of the term.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:30 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

Mary Morrison



Date