

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON JUNE 26, 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

DIRECTORS ABSENT

Dan Westover, Secretary
Paul Cox, Director

IN ATTENDANCE:

Eight (8) 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. Matthews. The Managing Agent assisted in recording the meeting minutes.

The Pledge of Allegiance was recited.

OWNER REQUEST

Owners discussed the following: various ways to pay for the law enforcement contract if the PUD took over the contract. Unit 1285 possibly operating a business from their home.

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- Three (3) Burglary Vehicle on Kempton Park Dr., Algrave Ln., & Rudgewick Ln.
- Two (2) Theft Other on Godstone Ln. & Burwood Park Dr.
- One (1) Disturbance Family on Champion Cove Dr.
- Four (4) Other Calls on Herts Rd., Crystal Creek Ct., & Cypresswood Dr.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

Rehab in section 2 is now complete. Sidewalk at Maplehurst & Herts needs repair. Sags in the sewer line across Champion Dr. have been cut out and are being replaced with work scheduled for completion in 10-15 days.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held May 22, 2019, were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Barbara Smith:

Warren from BellaTerra reported the trees on the vacant lots are a minor concern to the brick wall. The trees at unit 0425 are an issue but the lack of drainage out of the back yard is a bigger issue. Brick wall needs to come down and be rebuilt. Column at Kimstone also needs to be secured. Brick wall parallel with creek on Kroger side will be cleared of any plant life. Bushes at Harrow and Champion Forest will be removed and mulch will be installed.

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mrs. Matthews reported May 24th through June 17th there were 14 architectural review applications submitted and approved. Applications included but not limited to request to remove trees, remove stucco and replace with siding, and replacement of driveway.

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 \$604,715 and the reserve account had \$152,177. Year-to-date income exceeded expenses by \$51,109.

Deed Restriction Enforcement:

During the month of May there were 72 violations. Violations included but not limited to exterior maintenance & repair, exterior cleaning of the home and maintain yard.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for July 24, 2019 at 5:30 PM.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session to discuss legal reports, accounts receivable and the 2018 Representation letter and 2019 Engagement letter from Canady & Canady CPA.

RECONVENE IN OPEN SESSION

During executive session the board approved a \$300 donation to the Champion Forest Women's Club for 4th of July expenses, signed the 2018 Representation letter, deferred signing the 2019 Engagement Letter and agreed all future contracts would include a hold harmless agreement.

ADJOURNMENT:


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

Respectfully submitted:

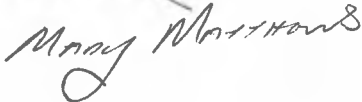


Recording Secretary

Approved as Correct:

~~~~

Director





Date