

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON JULY 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
Dan Westover, Secretary
Paul Cox, Director
Bruce Roloff, Director

IN ATTENDANCE:

Two (2) 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.

CONTRACT DEPUTY REPORT-SGT. STRAIN

Lt. Cohen reported:

- Five (5) Other Calls on Chipstead Dr., Turnmill Ct., Enstone Cr., Cypresswood Dr., Abberton Hill Dr., & Harwick Dr.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

Force main through park is Champions job, not the PUD. FEMA reimbursed \$16,000 out of the \$180,000 - \$200,000 due to the PUD from the Tax Day flood damage. Water plant upgrades are in progress. Sewer work for section 3 is scheduled for 2020. The PUD anticipates being able to provide an answer regarding taking over the law enforcement contract at the September PUD meeting.

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 water will be increased on the islands in the next couple of weeks. Power source has been located at Strack and Champion Dr. There's a water leak at Herts and Champion Forest Dr. A bid for cleaning the brick wall along the creek by Kroger will be provided. One bid has for \$31,000 has been obtained to repair the brick wall on Champion Forest between Kimstone and Redchurch.

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mr. Westover reported July 10th through July 24th there were 7 architectural review applications submitted and approved. Applications included but not limited to request to paint exterior of home, install walkway, 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 new webpage coming soon with the new management company's information.

MANAGEMENT REPORT:

Financial Statement Review Ending-March 31, 2019:

The operating account had \$568,821 and the reserve account had \$152,392. Year-to-date income exceeded expenses by \$51,379.

Deed Restriction Enforcement:

During the month of June there were 120 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 August 28, 2019 at 5:30 PM.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session to discuss legal reports, accounts receivable and three invoice concerns regarding force mows.

RECONVENE IN OPEN SESSION

During executive session the board agreed one force mow expense in the amount of \$75.00 would be the associations responsibility and two force mow expenses in the amount of \$58.50 each, would be the responsibility of FirstService Residential. The board also approved a \$1000 donation to the Women's Club for National Night Out.

ADJOURNMENT:

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

Respectfully submitted:

Recording Secretary

Approved as Correct:



Director

Mary Morrison

Aug 28th 2019
Date