

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON DECEMBER 12, 2018, AT 5:30 PM, AT CYPRESS FOREST PUD, AT 16215 CHAMPION
FOREST DRIVE, SPRING, TEXAS 77379**

DIRECTORS PRESENT:

Barbara Smith, President
Tom Dougherty, Vice President
Bruce Roloff, Treasurer
Dan Westover, Director
Mary Mathews, Director

IN ATTENDANCE:

One homeowner
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 5:32 PM by Mrs. Smith. The Managing Agent assisted in recording the meeting minutes.

The Pledge of Allegiance was recited.

CONTRACT DEPUTY REPORT-SGT. STRAIN

Lieut. Cohen reported:

- One (1) Theft Other on Turnmill Ct.
- One (1) Criminal Mischief on Herts Rd.
- One (1) Disturbance Family on Turnmill Ct.
- Six (6) Other Calls on Cypresswood Dr., Herts Rd., and Appin Falls Dr.

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

Contractor for sanitary sewer is focusing on section 2 which needs more rehab. Water line at Louetta and Champion Dr. has an open water hole requiring assistance from Exxon. Electrical upgrade will be done at the plant behind Raveneaux. Water rate will increase from \$3.40 to \$3.80 in 2019.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held October 24, 2018, were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Barbara Smith:

Mrs. Smith reported water usage has been cut back to twice a week at 20%. Trees on the islands have dead limbs and need to be trimmed. There's an open work order for the lighting on island consisting of a photocell with a life expectancy of 5-8 years.

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mr. Westover reported October 24th through December 12th there were 2 architectural review applications submitted and approved. Applications included but not limited to storage shed & back yard patio foundation repair.

Champion Forest Safety & Security -Barbara Smith:

Mrs. Smith reported Sergeant Strain's schedule is changed back to days so he can attend the Board meeting and the new night office will be starting soon.

Web-site Update-Tom Dougherty:

Mr. Dougherty reported the new website is live.

Community Liaison/Social Committee-Gloria Black:

Mrs. Smith reported no update for Social Committee.

MANAGEMENT REPORT:

Financial Statement Review Ending-October 2018:

The operating account had \$408,568 and the reserve account had \$134,290. Year-to-date income exceeded expenses by \$44,905.

Deed Restriction Enforcement:

During the months of November and December there were over 200 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 January 23, 2019 at 5:30 PM.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session to discuss legal reports, accounts receivable, the 2019 insurance proposal and review an engagement letter from the accounting firm Canady & Canady.

RECONVENE IN OPEN SESSION

During Executive Session, the Board of Directors requested that management obtain additional information regarding the insurance proposal.

ADJOURNMENT:

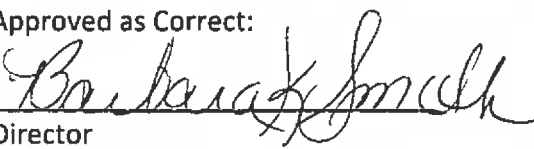
There being no further business, the meeting was adjourned at 8:30 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Director

1-23-19
Date