

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON October 23, 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, Treasurer
Dan Westover, Secretary
Paul Cox, Director

DIRECTORS ABSENT

IN ATTENDANCE:

Three (3) homeowners
Shannon Lewis represented the Managing Agent, PMG Houston.

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

There was input from homeowners regarding flooding plans and speeding

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Cohen reported:

- One (1) Burglary of a vehicle
- One (1) vehicle theft
- Sixty (60) other calls

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

Fire hydrant flushing was complete
Sewer work in back of section 3 is out for bids

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held September 25, 2019, were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Barbara Smith:

Barb discussed the brick wall restoration and the trees that need to be removed. This will begin on Monday, October 28

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mr. Westover reported in September there were 10 new Architectural Applications

Champion Forest Safety & Security -Barbara Smith:

Mrs. Smith reported she would like to pay \$40 hr for extra Security on Halloween

Web-site & Community Liaison Update-Mary Matthews:

Mrs. Matthews reported that all articles posted under the HOA's name must have the Board Presidents approval.

MANAGEMENT REPORT:

Financial Statement Review Ending-August 31, 2019:

The operating account had \$543,963.46 and the reserve account had \$76,608.16.

Deed Restriction Enforcement:

During the month of September, there were 73 violations. Violations included but not limited to exterior maintenance & repair, exterior cleaning of the home and maintain of yards.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for December 4, 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 discussed the budget for 2020 in detail. Andrew Marquardt purchased \$160 new software for CFF. Board approved a \$500 donation to Brill Elementary PTO. Voted and approved to pay \$40 hr for extra Security on Halloween night.

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s Forest
Fund, Inc.
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Delinquencies:

- There was no new discussions on delinquencies

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:46 PM.

Respectfully submitted:



Recording Secretary

Approved as Correct:



Date

Mary MATTHEWS

4 DEC 2019 Director

PROSIDENT