

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON AUGUST 28, 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

DIRECTORS ABSENT

Paul Cox, Director

IN ATTENDANCE:

Seven (7) 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. Mathews. The Managing Agent assisted in recording the meeting minutes.

The Pledge of Allegiance was recited.

OWNER REQUEST

Owners discussed speed in the area and crime.

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- Three (0) Burglary Vehicle
- Two (0) Theft Other
- Four (4) Disturbance Family
- One (1) Robbery on New Forest Road

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

Fire hydrant flushing will begin September 23 and last a week.

Water and sewer projects are ongoing

CONSIDERATION OF THE MINUTES:

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

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Barbara Smith:

Warren from BellaTerra discussed the lighting project.

Architectural Report/Outstanding ACC-Management-Dan Westover:

~~Mrs. Matthews~~ reported in July there were 6 new Architectural Applications

Mr. Westover

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-July 31, 2019:

The operating account had \$568,821 and the reserve account had \$152,392.

Deed Restriction Enforcement:

During the month of July there were 94 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 September 25, 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 approved a \$2,020 proposal for Bella Terra to remove vines, and a \$553.00 proposal for Bella Terra regarding a lighting project.

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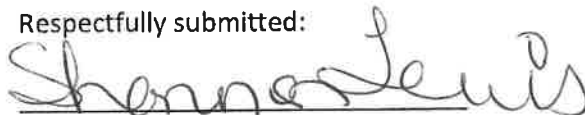
Delinquencies:

- The Board motioned and approved the waiving of \$25.00 and below in charges on accounts.

ADJOURNMENT:


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

Respectfully submitted:


Recording Secretary

Approved as Correct:

9-25-2017
Date


Director
Mary MATTHEWS