

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON September 25, 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
Paul Cox, Director

DIRECTORS ABSENT

IN ATTENDANCE:

Zero (0) 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

There was no input from homeowners

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Cohen reported:

- One (1) Wheels and tires
- One (1) Sexual Assault
- Eight (8) Suspicious vehicles

PUD DISTRICT REPORT-GREG DICIOCCIO

Mr. Dicioccio reported:

Fire hydrant flushing was complete

He would like to add a rain gauge and will write up the letter for the HOA

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held August 21, 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..

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mr. Westover reported in August there were 6 new Architectural Applications

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-August 31, 2019:

The operating account had \$685,153.07 and the reserve account had \$227,887.06.

Deed Restriction Enforcement:

During the month of July there were 64 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 October 23, 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 voted and approved a \$4,050 proposal for Bella Terra to remove two trees, and a \$830.00 proposal for Bella Terra to correct the drain system, and a \$25,920.00 proposal for Brick Restoration to rebuild a brick wall

Champion
s Forest
Fund, Inc.
Page 3 of
3


Delinquencies:

- The Board agreed to send out low balance statements to all owners that are not at the attorneys office giving them until November 1 to pay with no additional charges.

ADJOURNMENT:

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

Respectfully submitted:



Recording Secretary

Approved as Correct:

Oct 23rd 2019.
Date



Director
Mary Matthews