

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON December 4, 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 speeding. Especially on Champions Drive

CONTRACT DEPUTY REPORT-SGT. Cohen

Sgt. Cohen reported:

- Nineteen (19) Alarm calls
- Nine (9) suspicious vehicles
- Sixty (36) other calls

PUD DISTRICT REPORT-Mary Mathews

Mrs. Mathews reported:

They are finishing up with the drainage in sections 1 and 2.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held October 23, 2019, were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Barbara Smith:

Barb discussed the brick wall restoration. We have five bids from Bella Terra to renew flowerbeds

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mr. Westover reported in November there were 12 new Architectural Applications

Champion Forest Safety & Security -Barbara Smith:

Mr. Cohen talked about Security and speeding

Web-site & Community Liaison Update-Mary Matthews:

Mrs. Matthews reported that she had posted a letter about drainage and repairs to your yard on TownSq, Next door, and Champion Forest website.

MANAGEMENT REPORT:

Financial Statement Review Ending-September 30, 2019:

The operating account had \$478,288.31 and the reserve account had \$210,329.60.

Deed Restriction Enforcement:

During the month of September, there were 54 violations. Violations included but not limited to exterior maintenance & repair, exterior cleaning of the home and maintaining yards.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for January 22, 2019 at 5:30 PM.

Annual meeting was scheduled for February 3, 2020 at 6 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 attorney status report and CD's. Approved the \$900 Holly tree removal on Manningtree

Champion
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 7:30 PM.

Respectfully submitted:


Recording Secretary

Approved as Correct:

22 NO JAN 2020
Date


Director
Mary MATTHEWS