

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON January 22, 2020, 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:

Twenty-eight (28) homeowners who signed in
Shannon Lewis represented the Managing Agent, PMG Houston.

OWNER FORUM

There was input from many homeowners regarding the private sale of the Raveneaux Country Club to the HCFCF

CALL TO ORDER:

The Pledge of Allegiance was recited.

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:14 PM by Mrs. Mathews. The Managing Agent assisted in recording the meeting minutes.

Myron Shemek spoke about helping create a plan for the brick walls in the Community and the founding of a Wall Committee

Conrad Arnold thanked the Constables for their service. He also spoke about adding a radar speed signs on Champion Drive

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- Twenty-Four (24) Alarm calls
- Eight (8) suspicious vehicles
- Forty-Three (43) other calls

PUD DISTRICT REPORT- Greg

Mr. Dicioccio reported:

The sewer rehabilitation of Section 3 has begun. Videos of the man holes are being taken. Water rates from the NHCRWA will be increasing by \$0.40 per 1,000 gallons on April 1, 2020.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held December 4, 2019, were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Barb and Warren

We will be getting landscape bids soon as the contract is up in March.
Plans are being made to replant depleted flower beds.

Architectural Report/Outstanding ACC-Management-Dan Westover:

Mr. Westover reported in November there were 8 new Architectural Applications

Champion Forest Safety & Security -Barb Smith:

The Constable contract will be complete by the end of the month and be passed to the PUD

Web-site & Community Liaison Update-Mary Matthews:

Mrs. Matthews reported all links to everything going on with the Country Club were posted on the website.

Website and TownSq updates are done at least twice a week

MANAGEMENT REPORT:

Financial Statement Review Ending-November 30, 2019:

The operating account had \$416,003.78 and the reserve account had \$198,816.03.

Deed Restriction Enforcement:

During the month of January, there were 191 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 February 26, 2020 at 5:30 PM.

Annual meeting is scheduled for February 3, 2020 at 6 PM

The Annual Meeting Notices were mailed out January 15th and reminders have been posted on the website, TownSq, and email blast.

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 a foreclosed property

Champion
s Forest
Fund, Inc.
Page 3 of
3

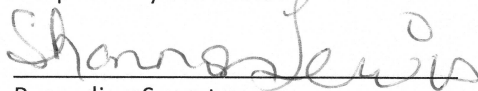
Delinquencies:

- There was no new discussions on delinquencies

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:37 PM.

Respectfully submitted:


Recording Secretary

Approved as Correct:

Feb 26th 2020 Date


Director