

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
Held on May 27, 2020, AT 6:00 PM, via ZOOM TELECONFERENCE

DIRECTORS PRESENT:

Mary Matthews, President
Barbara Smith, Vice President
Bruce Roloff, Treasurer
Russell Hildebrand, Secretary
Paul Cox, Director

DIRECTORS ABSENT

IN ATTENDANCE:

Two (3) homeowners Bob Jackson, Myron Shemek, and Amy Hamilton
Shannon Lewis represented the Managing Agent, PMG Houston.

OWNER FORUM

Bob Jackson commented on Radar Speed Signs and speeding.

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:09 PM by Mrs. Matthews. The Managing Agent assisted in recording the meeting minutes.

CONTRACT DEPUTY REPORT-SGT. STRAIN

Sgt. Strain reported:

- Twenty-one (21) Alarm calls
- Eleven (11) suspicious vehicles
- One hundred seven (107) other calls

Mrs. Matthews raised the issue of loose dogs in the neighborhood and clarified that it is 911 residents should call if in immediate danger, and our constable line for non-emergence assistance.

PUD DISTRICT REPORT- Gregory Dicioccio PUD Board President

Mr. Dicioccio reported:

The sewer rehabilitation of Section 3 is about 75% complete. Water rates from the NHCRWA will be increasing by \$0.40 per 1,000 gallons. The rate increase has been placed on hold due to COVID-19 until July.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held April 8, 2020, were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Warren Campbell and Barb Smith

Harrow and Knightrider intersections and their lack of landscaping was discussed. Landscape Director Barb Smith, was asked to follow up on the plan and present to the board.

Ant treatments are needed, Bella Terra requested to put forward a proposal.

Architectural Report/Outstanding ACC-Management-Bruce Roloff:

Mr. Roloff reported in March there were 12 new Architectural Applications: all were approved. New build on Craigshire Ct nearing completion.

Champion Forest Safety & Security – Mary Matthews:

The purchase of two Radar speed signs from TranTex, including installation with a cost of no more than \$10,000 was previously approved in April. Placement and permitting is being discussed and confirmation from Pct. 4 pending coverage.

Flock Safety License Plate Reader Camera purchase was discussed and tabled for review. Mrs. Matthews is meeting with them again re extra area coverage and permitting requirements. A revised proposal will be presented to the Board before the next Board meeting.

Web-site & Community Liaison Update -- Mary Matthews:

Website and TownSq updates are done at least twice a week; urgent updates and emails done as needed.

MANAGEMENT REPORT:

Financial Statement Review Ending March 31, 2020:

The operating account had \$694,955.26 and the reserve account had \$202,436.02.

Deed Restriction Enforcement:

During the month of March, there were 73 violations noted. Violations included but not limited to exterior maintenance & repair, exterior cleaning of the home and maintaining yards. There are 12 accounts at Board Action to be turned over to legal.

Wall Committee – Russ Hildebrand and Myron Shemek:

Is wall at Bonhill Court vehicular crash repair site is completed. The committee reported that Masonry Solution did and outstanding job and will be considered for more work.

Abatement of trees – Homeowner trees and foliage impinging on the Community walls was discussed; homeowners are responsible for damage to community property and need to be aware. Director Hildebrand and the Wall Committee will draft a plan to address this issue.

Changing or integrating wrought iron or other material into the walls for cost effective yet attractive coverage to be researched. Wall Committee of Russ and Myron will look into this and report to the board.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for June 24, 2020 at 6:00 PM.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session to discuss legal reports, and accounts receivable.

RECONVENE IN OPEN SESSION

Commercial Vehicle at 16115 Meyrick Ct – send third violation notification letter.

Review of outstanding problematic properties and their follow up by the management company.

Delinquencies:

The Board discussed the delinquencies – Statements of outstanding accounts to be sent out 5th June.

Landscape contract:

Mrs. Matthews reported that the Landscape Maintenance Contract has been revised and put out for bid. Bella Terra have been given written notice of termination as and have been sent a revised Request for Proposal. Six companies have been sent the RFP. New contract to be enforce 1st August 2020.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:40 PM.

Respectfully submitted:


Reviewed & Approved by:

Shannon Lewis CMAA, AMS
Community Association Manager

Recording Secretary

Approved as Correct:

June 24th 2020 Date

 Director