

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON April 8, 2020, AT 6:00 PM, ON ZOOM TELECONFERENCE**

DIRECTORS PRESENT:

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

DIRECTORS ABSENT

Paul Cox, Director

IN ATTENDANCE:

Two (2) homeowners Bob Jackson and Myron Shemek
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 6:13 PM by Mrs. Matthews. The Managing Agent assisted in recording the meeting minutes.

CONTRACT DEPUTY REPORT - SGT. STRAIN

Sgt. Strain reported:

- Fifteen (15) Alarm calls
- Seven (7) suspicious vehicles
- Seventy - nine (79) other calls

PUD DISTRICT REPORT- Gregory DiCioccio, PUD Board President

Mr. Dicioccio reported:

The sewer rehabilitation of Section 3 is in process. Water rates from the NHCRWA will be increasing by \$0.40 per 1,000 gallons on April 1, 2020. You will see this on your May bill. NO recycling currently and trash is curbside due to WCA COVID-19 cases.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held February 26, 2020, were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Warren Campbell and Barb Smith
Harrow and Knight Rider intersections and their landscaping were discussed, irrigation repairs needed. Beds will be mulched for neatness at this time.

Ant treatments are needed, Warren to submit an estimate.

Mrs. Matthews reported that the wall repairs at Bonhill have been delayed pending Harris County Incident Report and insurance settlement. Repairs will start as soon as these things have been processed.

Architectural Report/Outstanding ACC-Management - Bruce Roloff:
Mr. Roloff reported in March there were 7 new Architectural Applications, all approved.

Champion Forest Safety & Security - Barb Smith and Mary Matthews:
The purchase of two Radar speed signs from TranTex, including installation with a cost of no more than \$10,000 was approved. The installation is on hold.

Flock Safety LPR Cameras was discussed and tabled until the next meeting, Mr. Hildebrand and Mrs. Matthews will continue to research and get an updated bid for an expanded area of coverage.

Web-site & Community Liaison Update - Mary Matthews:
Website and TownSq updates are updated at least twice a week.

MANAGEMENT REPORT:

Financial Statement Review Ending-February 29, 2020:
The operating account had \$678,837.16 and the reserve account had \$192,782.00.

Deed Restriction Enforcement:
During the month of March, there were 112 violations noted. 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 May 27, 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 the executive session the board discussed the filing of the lawsuit from the attorneys' office. Permission to file a lawsuit granted by the Board.

Delinquencies:

The Board discussed the delinquencies

Landscape contract:

Landscape Maintenance contract to be put out for bid. Mrs. Matthews will rewrite the scope of work and send out requests for proposals. Board to submit names of companies they wish to have proposals requested from.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:36.

Respectfully submitted:


Recording Secretary

Reviewed & Approved by:

Community Association Manager

Approved as Correct:

27th May 2020 Date



Mandy Matthews. Director