

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC. HELD ON June 24, 2020, AT 6:00 PM, ON ZOOM TELECONFERENCE

DIRECTORS PRESENT:

Mary Matthews, President
Barbara Smith, Vice President
Bruce Roloff, Treasurer
Russell Hildebrand, Director arrived at 7:08

DIRECTORS ABSENT

Paul Cox, Director

IN ATTENDANCE:

Two (2) homeowners James Fryfogle, and Greg DiCioccio
Shannon Lewis represented the Managing Agent, PMG Houston.

OWNER FORUM

Greg DiCioccio commented on the violation letters that had been sent out. He commended the Board on their work and the things are improving because of their work.

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:05 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
- Eight (8) suspicious vehicles
- Seventy-eight (78) other calls
- A review was given of response times

PUD DISTRICT REPORT- Greg DiCioccio, PUD Board President

Mr. Dicioccio reported:

The sewer rehabilitation of Section 3 is about 90% complete.

The PUD Board will be moving on to sewer rehabilitation of Section 4 soon.

The districts trash company will be changing on July 12th to Texas Pride. New waste cans will be delivered.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held May 27, 2020, were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Warren Campbell and Barb Smith

Routine irrigation inspections are being completed. 9 rotors have been replaced.

Landscapers are currently behind due to all of the rain.

A forced mow on Tranquil Park was authorized by the Board early in June and has been completed.

Mrs. Matthews reported that several unkept pools and back yards are under investigation by the Health Dept.

Architectural Report/Outstanding ACC-Management - Bruce Roloff:

Mr. Roloff reported in June there were 11 new Architectural Applications – most have been approved. One application is under committee review due to complexity.

Champion Forest Safety & Security – Mary Matthews:

Radar Speed sign permitting is being sort from the county.

Flock Safety LPR camera project is still being worked on by Mary. There are permissions required for 11 sites for placements. The cameras cannot be placed on county property. Russ is assisting Mary with securing placement permissions.

Website & Community Liaison Update - Mary Matthews:

Website and TownSq updates are reviewed at least twice a week.

July 4th - Spirit of the 4th Patriotic Porches Competition is a joint HOA and Women's Club event. Prizes and awards are being funded by the Women's Club.

Mary will be adding the new trash company ' Texas Pride Disposal' information to the website and updating the community when all information is available.

MANAGEMENT REPORT:

Financial Statement Review Ending March 31, 2020:

The operating account had \$703,867.25 and the reserve account had \$269,300.53.

Deed Restriction Enforcement:

During the month of June, there were 92 violations noted. Violations included but not limited to exterior maintenance & repair, exterior cleaning of the home, maintaining yards, pools and unpermitted vehicles in sight. There is one account for Board action.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for July 22, 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

Delinquencies:

- The Board discussed the delinquencies, follow up reminders will be sent on July 6th.
- The late charges on assessments were discussed. Mary will send an email asking the Board to approve a policy for PMG to follow regarding 2020 late fees for homeowners who always pay on time but failed to pay on time this year.

Landscape contract:

- The Board has sort and received many contract proposals and one will be chosen to begin work in the subdivision on August 1, 2020. A special meeting of the Board will be held on Friday 26th June to discussed and take action as appropriate.

Legal:

- The Board will put together a formal handbook with their interpretation of the deed restrictions – Russ Hildebrand will chair this effort.
- A request was put forward and discussed regarding the exterior cleanup of a recently foreclosed upon and vacated property on Ashridge Park. Bank owner to be notified of requested forced mow and clean-up.

ADJOURNMENT:

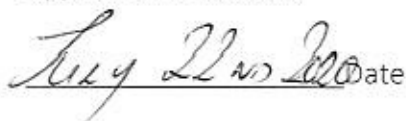
There being no further business, the meeting was adjourned at 7:22 P.M.

Respectfully submitted: Reviewed & Approved by:


 Shannel Lewis CMAA, AMS
 Community Association Manager

Recording Secretary

Approved as Correct:


 _____ Date


 _____ Director
 AS PRESIDENT.