

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON August 26, 2020, AT 6:00 PM, ON ZOOM TELECONFERENCE**

DIRECTORS PRESENT:

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

DIRECTORS ABSENT

IN ATTENDANCE:

Four (4) homeowners Eric Fidler, Bob Jackson, Indu Sharma, and Greg DiCioccio
Shannon Lewis represented the Managing Agent, PMG Houston.

OWNER FORUM

- Eric Fidler discussed deed violations and suggested that some should be seasonal such as pine needles on roofs.
- Bob Jackson discussed security and response times.

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:22 PM by Mrs. Matthews. The Managing Agent assisted in recording the meeting minutes.

CONTRACT DEPUTY REPORT-SGT. David Mathieu

Sgt. Mathieu reported:

- Sixteen (16) Alarm calls
- Eight (8) suspicious persons
- One Hundred Sixteen (116) other calls
- A review was given of response times and five of 22 calls took over 20 minutes response time. It was stated the longer response times are generally related to an officer responding from out of district.

PUD DISTRICT REPORT- Greg DiCioccio, PUD Board President

Mr. Dicioccio reported:

- Sewer rehabilitation of Section 3 is complete.
- The PUD Board will be moving on to sewer rehabilitation of Section 4 soon, videotaping has begun.
- Proposals are being sort for the rehabilitation of the water plant on Herts Rd and repainting of the elevated storage tank.
- The PUD is working with Texas Pride Disposal to ensure that our backdoor service meets expectations and keeps the neighborhood tidy.

CONSIDERATION OF THE MINUTES:

On a motion duly made, the minutes of the Board Meeting held July 22, 2020, were approved.

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Barb Smith

- Mrs. Smith stated that the irrigation in some areas is in desperate need of attention. The proposal to make the needed repairs is \$9,768.
- There are quite a few trees that are in need of trimming as well.
- Monarch has submitted proposals for the Boards review.

Architectural Report/Outstanding ACC-Management - Bruce Roloff:

- Mr. Roloff reported that there have been eleven (11) new applications since the last meeting. One was denied, pending amendment – solar panels on the front of the home.

Champion Forest Safety & Security – Mary Matthews

- Flock Safety LPR camera project is still being worked on by Mrs. Matthews. The Board wants to ensure that the Precinct has direct access to the data, Mrs. Matthews will follow up that this agreement is in place.

Website & Community Liaison Update - Mary Matthews:

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

MANAGEMENT REPORT:

Financial Statement Review Ending July 31, 2020:

- The operating account had \$639,670.52 and the reserve account had \$300,099.51. Delinquencies total \$111,275.55
- A proposal for a foreclosure lawsuit was presented to the Board for account #4720438. The Board agreed to the suit and signed approval.

Deed Restriction Enforcement:

- During the month of July, there were 144 violations noted.
- Violations included but not limited to exterior maintenance and repair, exterior cleaning of the home, maintaining yards, pools, fences and unpermitted vehicles in sight.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for September 23, 2020 at 6:00 PM.

ADJOURN TO EXECUTIVE SESSION

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

RECONVENED IN OPEN SESSION

Delinquencies:

- The Board discussed the delinquency resolutions, Mrs. Matthews continues to oversee this effort reviewing accounts and making the mailouts.
- Mr. Hildebrand proposed that the Fund look into taking cases to small claims court. Shannon will look into cost effectiveness and report back to the Board.

Legal:

- The Board will put together a formal handbook with their interpretation of the deed restrictions – Mr. 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. Board to assist in monitoring and follow up as the rehabilitation of the property progresses.

Proposals:

- The Board approved the Monarch proposal for priority Phase 1 irrigation repairs and priority tree trimming expenses not to exceed \$25,000 combined total.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:01 P.M.

Respectfully submitted:

Reviewed & Approved by:



Community Association Manager

Recording Secretary

Approved as Correct:

Sept 23rd 2020 Date



MARY MATTHEWS Director