

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON September 23rd, 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 Myron Shemek, James Fryfogle, Bob Jackson, and Greg DiCioccio
Also present were Amy Fontana with Monarch Landscape Management and Sgt David Mathieu.
Shannon Lewis represented the Managing Agent, PMG Houston.

OWNER FORUM

- 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 6:08 PM by Mrs. Matthews. The Managing Agent assisted in recording the meeting minutes.

CONTRACT DEPUTY REPORT- Sgt David Mathieu

Sgt. Mathieu reported:

- Thirteen (13) Alarm calls
- Nine (9) suspicious persons
- Ninety-seven (97) other calls
- One (1) Assault
- A review was given of response times
- The CFPUD Area Constable Contract cost will increase to \$232,709.00 for 2021.

PUD DISTRICT REPORT- Greg DiCioccio, PUD Board President

Mr. Dicioccio reported:

- Sewer rehabilitation of Section 3 is complete.
- Replacement of the generator at water plant #2 is in the bidding stage.
- Rehab of water plant #1 including water tower repainting will begin soon.
- PUD Land at Raveneaux is being assessed for value in preparation for negotiations with HCFCD. A review will be given at the next PUD meeting.
- The PUD Building fence on Champion Forest Fund reserve land alongside Dry Gully is being taken down and reinstalled due to encroachment on the Flood Control waterway.
- Next PUD Meeting is October 6th at 4pm

CONSIDERATION OF THE MINUTES:

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

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Amy Fontana & Barb Smith

- The tree canopies are being raised to improve appearance and to allow more light to reach the ground.
- There is ongoing trimming of plantings to encourage better shape and growth.
- Major priority irrigation repairs approved are underway.
- Barb has asked Amy for proposals for irrigation at Chasemore island. The residents at Chasemore want to make some plantings on the island.
- Myron and Barb discussed the wall behind Chasewood Bank and some minor damage. The Board questioned the ownership of the wall. Board requested that evidence of ownership of the wall be sort along with details of ownership of the guard houses. Barb will seek written, legal evidence from Mr. Hand's office.

Architectural Control Committee - Bruce Roloff:

- Mr. Roloff reported that there have been fourteen (14) new applications since the last meeting. Solar panels on the front of the home was discussed and approved in accordance with Texas Property Code rulings.

Champion Forest Safety & Security – Mary Matthews

- Flock Safety LPR camera project is being worked on by Mrs. Matthews. The Board wants to ensure that the Precinct has direct access to the data before moving forward with any installation agreement. Flock is working with the Precinct on a Memorandum Of Understanding. Mrs. Matthews will follow up that this agreement is in place and report back to the Board and plan the next steps.

Website & Community Liaison Update - Mary Matthews:

- Website and TownSq updates are reviewed at least twice a week.
- National Night Out – The Board agreed to co-sponsor the celebration this year with the Women's Club. A donation of \$300 agreed to and made towards the costs. There will be no event this year due to COVID constraints, instead some of the trees on Cypresswood will be decorated in red, white, and blue, and the signboards will display messages of thanks to show support for the officers, first responders, emergency personnel and essential workers. The HOA and Women's Club Presidents will deliver treats to the officers and frontline personnel.

MANAGEMENT REPORT:

Financial Statement Review Ending August 31, 2020:

- The operating account had \$614,041.24 and the reserve account had \$309,688.93. Delinquencies total \$94,354.18

- A proposal for a foreclosure lawsuit was presented to the Board for account #473-0509. The Board agreed to the suit and signed approval.

2021 Budget:

- The 2021 budget was presented and approved as is. Mrs. Matthews with sign the resolution.

Deed Restriction Enforcement:

- During the month of July, there were 101 violations noted.
- Violations included but not limited to exterior maintenance and repair, exterior cleaning of the home, maintaining yards, pools, fences and unpermitted vehicles and unpermitted signage.
- Mrs. Matthews has been working with PMG on ensuring that violation notifications consistent, accurate and understandable.

SCHEDULING OF NEXT MEETING:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for October 28, 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 details for accuracy and making the mailouts.
- The Board agreed to send a number of delinquencies to legal for further follow up and application of liens if the debts remain unpaid.

Legal:

- The Board will put together a formal handbook with their interpretation of the deed restrictions – Mr. Hildebrand will chair this effort.

Proposals:

- There were no proposals approved.
- Mr. Cox discussed an idea of improving the look of the west side of Champion Forest Drive near Louetta. The Board were in favor of researching the idea further and Mr. Cox agreed to do further research and report back to the Board.

ADJOURNMENT:


There being no further business, the meeting was adjourned at 7:43 P.M.

Respectfully submitted:

Recording Secretary

Approved as Correct:

29th Oct 2020 Date



Director
Mimy MATTHEWS-AS PRESIDENT