

Champion Forest Fund, Inc.

Meeting of the Board of Directors via Zoom Teleconference January 27th, 2021 at 6pm

Join Zoom Meeting:

<https://us02web.zoom.us/j/85986238546?pwd=WS9xOFpvU1VXZVpuU1V0UVZZejdWZz09>

Meeting ID: 859 8623 8546

Passcode: 498511

Dial in: 346 248 7799

AGENDA

1. **Owner Forum** - *Please note that the Owner forum is provided at the start of every Board of Directors meeting. Any owner who wishes to do so may speak briefly on matters of concern that need to be brought to the Board's attention. After the forum ends, owners are welcome to attend the rest of the meeting (except for the Executive Session), but not to participate in the Board's discussion. There is a follow-up question session after the Executive Session.*

2. **Call to Order**

3. **Contract Deputy Report**

4. **PUD District Report – PUD President Greg DiCioccio**

5. **Approval of Previous Meeting Minutes:** December 9th, 2020

6. **Committee and Community Reports:**
 - a. Grounds and Maintenance Report – Amy Fontana, Barb Smith

 - b. Architectural Report/Outstanding ACC – Bruce Roloff

 - c. Champion Forest Safety and Security – Mary Matthews
 - Flock Safety Cameras Installation Update
 - Update on 2021 Lead security Liaison

 - d. Website & Community Liaison Update – Mary Matthews

7. Management Report:

- a. Financial Statement Review – Nov & Dec 2020
- b. Legal Actions – requiring vote at open meeting:

Violations: A/c's 4731029, 4718042

Delinquency: A/c 4721246

8. Schedule of the Next Meeting of the Board:

9. Adjourn to Executive Session - *If called. To consider actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual Owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.*

- a. Deed Restriction Violation Report
- b. Legal Reports - Litigation & Status Report
- c. AR Report – status and actions
- d. Vacant homes that have become an eyesore, status and needed actions.
- e. Mr. Cox's idea re CF Dr.
- f. Any other matters that come before the Board

10. Reconvene Open Session - *To consider and take any necessary action with respect to any matters considered during the Executive Session.*

11. Adjournment