

# **Champion Forest Fund, Inc.**

## **Meeting of the Board of Directors via Zoom Teleconference July 28, 2021 at 6pm**

Join Zoom Meeting:

<https://us02web.zoom.us/j/88234273596?pwd=OHRhaGh1dGNNR0J6WndMMFZhNIRGQT09>

Meeting ID: 882 3427 3596

Passcode: 439336

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** – Stg. David Mathieu
  
4. **PUD District Report** – PUD President Greg DiCioccio
  
5. **Approval of Previous Meeting Minutes:** June 23<sup>rd</sup>, 2021
  
6. **Committee and Community Reports:**
  - a. **Grounds and Maintenance Report** – Amy Fontana, Paul Cox
    - County required tree canopy raising on Champion Forest and Cypresswood Dr proposal and consideration of county tree trimming
    - Irrigation proposal report
  
  - b. **Architectural Control Report/Outstanding ACC** – Bruce Roloff
    - Review of applications
    - New Build updates
    - Non-traditional fence review
  
  - c. **Wall Committee** – Russ Hildebrand, Myron Shemek
    - Assessment of Champion Forest Dr walls and repairs
    - Consideration of wall and repair proposal Tranquil Park

- d. Champion Forest Safety and Security – Mary Matthews
  - Flock Safety Cameras utilization update
  - Flock Safety Camera #7 (Landau) issue and relocation
  - Consideration of Flock Safety Usage Policy
  - Safety Awareness Campaign & Postings update
  
- e. Website & Community Liaison Updates – Mary Matthews
  - Website Updates & Public Communications
  - Consideration of Signboard Operation Procedures and Posting Policy

**7. Management Report:**

- a. Financial Statement Review – June 2021

**8. Legal:**

- a. Consideration of Judicial Foreclosures on accounts: 4727350, 4717292 & 4724971
- b. Consideration of Lawsuit for Deed Restriction Violation on account: 4718903

**9. Schedule of the Next Meeting of the Board:** August 25th, 2021

**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. Requirement of the restructuring of the Architectural Control Committee
- f. Discussion of land strip between Champion Forest and Lakes of Sterling Gate
- g. 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**