

Champion Forest Fund, Inc.

Meeting of the Board of Directors via Zoom Teleconference September 22nd, 2021, at 6pm

Join Zoom Meeting:

<https://us02web.zoom.us/j/87446213459?pwd=cDJPcFJwQzVuZUFSSExnNWJySWcyZz09>

Dial in: 346 248 7799 Meeting ID: 874 4621 3459 Passcode: 582810

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:** August 25th, 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 completed, consideration of any further needed tree trimming
 - Irrigation and planting report
 - b. **Architectural Control Report/Outstanding ACC** – Bruce Roloff
 - Review of applications
 - New Build updates
 - Landau new build drainage issue
 - c. **Wall Committee Report** – Russ Hildebrand, Myron Shemek
 - Update on wall review and inspections
 - Update on Tranquil Park wall repair

- d. Security Liaison Report – Mary Matthews
 - Flock Safety Cameras utilization update
 - Safety Awareness Campaign & Postings update
- e. Website & Community Liaison Updates – Mary Matthews
 - Website & Public Communications update
 - Brill PTO Donation
 - Microsoft 365 Subscription renewal approval
 - Signboard Operations and need for signboard repair work

7. Management Report:

- a. Financial Statement Review – August 2021
- b. 2022 Budget Approval

8. Legal:

- a. Consideration of Lawsuit for Deed Restriction Violation on accounts: None.

9. Schedule of the Next Meeting of the Board: October 27th, 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. 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