

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON April 27, 2022 AT 6:00 PM, Via ZOOM TELECONFERENCE

DIRECTORS PRESENT:

Mary Matthews, President
Paul Cox, Director
Russell Hildebrand, Vice President
Kevin Jones, Director

DIRECTOR ABSENT:

Bruce Roloff, Treasurer

In Attendance:

Homeowner: Bob Jackson
Sgt. David Mathieu of Precinct 4 Constables Office
Amy Fontana represented Monarch Landscape
Shannon Lewis represented the Managing Agent, PMG Houston

Owner Forum:

Bob Jackson asked where to find the minutes of the previous meetings and was directed to the HOA's website.

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:05 PM by Mrs. Matthews. The Managing Agent assisted in recording the meeting minutes.

Contract Deputy Report - Sgt. David Mathieu

Sgt. Mathieu gave a brief report of the constables work in the previous month

- Two thefts of catalytic convertors
- There were 105 contract check, and 58 tickets issued

Cypress Forest PUD Report - Greg DiCioccio: Board President

Mr. DiCioccio gave a brief report

- Cleaning and painting of the water tower is underway and expected to take six months. It will be painted Fairway Green with white lettering "Champion Forest"
- Cherry Construction will begin the second phase of demolition for HCFCF on the former county club land tract. The pool, pool house, and tennis courts will be demolished and removed beginning May 9th, weather permitting
- There are still complaints about the trash service, but it is improving with new hires
- The PUD Board election will be May 7th. There are three candidates for two positions
- Mrs. Matthews was approved to post all PUD candidate BIO's on the HOA medias

Consideration of the Minutes:

On a motion duly made, the minutes of the Board Meeting of March 23, 2022, were approved

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Amy Fontana

- Mrs. Fontana advised that the landscaping is looking really good
- Irrigation inspections are complete
- New irrigation and plantings have been installed at Harrow and Knight rider entrances
- Spring mulching is complete
- The board reviewed and approved major tree trimming on the esplanades along Champion Forest Drive between Landau Park and Herts
- The board requested a proposal for more color plantings on the entrance esplanade on Champion Drive at Louetta

Architectural Control Committee – Mary Matthews and Macie Steed

- Mrs Matthews reported that there were 20 ACC applications since the last board meeting
- Only two have not been approved at this time

Wall Committee – Russell Hildebrand

- Mr. Hildebrand announced the Mr. Shemek had stepped down and he would be missed.
- Section 9 Herts and Harrow wall needs minor repairs, and a proposal is being considered
- Between meetings the board approved a wall repair on the north side of Kimstone. Unfortunately, both the approved Kimstone & Craigshire wall repairs are on hold due to supply chain issues with bricks

Website & Community Liaison Update – Mary Matthews

- Mr. Hildebrand is researching proposals and ideas for signboard improvements
- Branding Logo Proposal – agreed upon and to be on TownSq for a poll of the Community

Flock Cameras – Mary Matthews

- Mrs. Matthews and Security Liaison Lead, Mr. Mike Parsons of Estates at Windrush, continue to follow up with the Precinct on utilization of Flock data
- Flock camera on Landau solar energy capture is improved due to CenterPoint tree trimming
- Flock cameras are searched multiple times a day by various branches of law enforcement
- Hot List hits are being registered and followed up on by law enforcement

MANAGEMENT REPORT:

Financial Statements Review Ending February 28, 2022

- The operating account balance at the end of February was \$714,831.52 and the reserve account balance was \$477,430.57. Delinquencies outstanding totaled \$132,101.67

Deed Restriction Enforcement:

- During the month of April, there were 232 violations noted
- Violations included, but not limited to exterior maintenance and repair, exterior cleaning of the home, maintaining yards, pools, fences, unpermitted vehicles, and unpermitted signage
- Full color photos are viewable by the homeowner on their TownSq account
- Residents can contact PMG via TownSq, phone or email with Board follow up if required

Legal Actions:

- Property Account #471-7292 – Authorization for foreclosure lawsuit – unanimously approved

Scheduling Of Next Meeting:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for May 25, 2022, at 6:00 PM via Zoom

ADJOURN TO EXECUTIVE SESSION

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

RECONVENED IN OPEN SESSION

Delinquencies:

- The Board discussed the delinquency resolutions
- Unpaid accounts are with the attorney's office for collections and cases are being monitored
- We are seeing more foreclosures closing due to the end of the CARES Act and are subsequently having to write off bad debt
- Property Account #472-4971 the Board agreed to allow another payment plan with \$1,500 in certified funds up front in the next 7 days, and the balance paid over the next 12 months. Any default will mean the property account goes immediately to a foreclosure lawsuit

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:27 PM

Respectfully submitted: Recording Secretary _____

Approved as Correct:

25th May 2022 Date  Mary Matthews Director