

Champion Forest Fund, Inc.

Meeting of the Board of Directors via Zoom Teleconference May 25th, 2022, at 6pm

Join Zoom Meeting:

<https://us02web.zoom.us/j/8203425702?pwd=cXhzWkxLKzhEeDZ6Vjc2TGMyR3ZHdz09>

Dial in 346 248 7799 Meeting ID: 820 342 5702 Passcode: CFHOA

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** – Sgt. David Mathieu
4. **PUD District Report** – PUD President Greg DiCioccio
5. **Approval of Previous Meeting Minutes:** April 27th, 2022
6. **Committee and Community Reports:**
 - a. Grounds and Maintenance Report – *Monarch's Amy Fontana; Bruce Roloff*
 - Review of the past months work
 - Update on proposals for Redchurch & Kimstone Entrances
 - b. Architectural Control Committee Report/Outstanding ACC – Macie Steed
 - Review of applications
 - New Build updates
 - c. Wall Committee Report – *Russ Hildebrand*
 - Update on wall review, inspections and works
 - d. Security Liaison Report – *Mary Matthews*
 - Flock Safety Cameras performance and utilization update
 - Safety Awareness Campaign & Postings update

- e. Website & Community Liaison Updates – *Mary Matthews*
 - Website & Public Communications update
 - Signboard Operations report
 - Signboard update or upgrade proposals - Russ Hildebrand & Macie Steed

7. Management Report – *PMG's Shannon Lewis*

- Financial Statement Review – March 2022

8. Legal:

- Authorization to File a Judicial Foreclosure Lawsuit on property account **#471-4554**

9. Schedule of the Next Meeting of the Board: June 22, 2022

10. 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. Any other matters that come before the Board

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

12. Adjournment