

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND,
INC. HELD ON May 25, 2022 AT 6:00 PM, Via ZOOM TELECONFERENCE

DIRECTORS PRESENT:

Mary Matthews, President
Paul Cox, Director
Russell Hildebrand, Vice President
Bruce Roloff, Treasurer

DIRECTOR ABSENT:

Kevin Jones, Director

In Attendance:

Homeowners: Macie Steed, Ron Blum, Greg DiCioccio
Sgt. David Mathieu of Precinct 4 Constables Office
Amy Fontana represented Monarch landscape
Shannon Lewis represented the Managing Agent, PMG Houston

Owner Forum:

Greg DiCioccio commented that he can see the neighborhood is looking great and thanked the Board for their continued work.

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 in commercial areas of the district
- There were 135 contract checks, and 80 tickets issued
- Sgt. Mathieu was asked to address the actions being taken to help keep our schools safe. He commented that they are specifically parking by the school during transition times to show their presence

Cypress Forest Pud Report - Greg DiCioccio: Board President

Mr. DiCioccio gave a brief report

- Water plant #1 storage tank work is ongoing. They are currently sand-blasting and doing repairs in preparation for painting. The tank will be painted Fairway Green with white lettering "Champion Forest"
- HCFCD has begun the second phase of demolition, the pool, pool house, and tennis courts and paving are being removed from the former country club landsite that they now own
- The PUD has amended the park maintenance contract to make sure it is taken care of as needed; Champions Hydro Lawn are now under contract for that work

Consideration of the Minutes:

On a motion duly made, the minutes of the Board Meeting of April 27, 2022, were approved

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Amy Fontana

- Mrs. Fontana advised that the landscaping is looking really good
- April Irrigation inspections are complete
- Spring color has been installed
- Spring mulch is complete
- Two landscaping proposals, for Champion Drive esplanade at Louetta were in the packet:
Under review

Architectural Control Committee – Macie Steed, and Ron Blum

- Mrs. Steed reported that there were 16 ACC applications since the last meeting
 - There were two denials: a carport structure and a block wall fence
- Mrs. Steed raised the idea of the HOA awarding a “Most Improved Property” of the month award with the honor of an official HOA sign in the yard for the month. All were in favor.

Wall Committee – Russell Hildebrand:

- Craigshire wall was completed as proposed
- Kimstone wall repair is complete
- 8127 Landau has two trees growing against the wall which could damage it, the bank owner has been asked to attend to the trees

Website & Community Liaison Update – Mary Matthews:

- Branding Logo – The Community has voted. With 59.9% in favor, option #2 has been selected
 - The Board voted to approve and use the Logo chosen by the homeowners, by populate vote
- Independence Day parade has been scheduled for Saturday, July 2nd by the CFWC
- Bottled water is needed for the parade participants. A donation of \$50 - \$60 was approved to cover this cost, Mrs. Matthews will make the purchase and deliver the water

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 cameras are functioning well

Proposals: Mary Matthews

- Two proposals were submitted to update garden beds at Champion Dr and Louetta.
- An irrigation installation and planting proposal was submitted for the Kimstone and Redchurch entrances. A further estimate is needed for installation costs of the required water meters. This is required before the Board can consider approval

MANAGEMENT REPORT:

Financial Statements Review Ending March 30, 2022

- The operating account balance at the end of December was \$701,077.02 and the reserve account balance was \$462,100.98. Delinquencies outstanding total \$124,832.24

Deed Restriction Enforcement:

- During the month of April, there were 164 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:

- 471-4554 – Authorization for foreclosure sale – unanimously approved

Scheduling Of Next Meeting:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for June 22, 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 and are subsequently having to write off bad debt.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:42 PM

Respectfully submitted: Recording Secretary _____

Approved as Correct:

22nd June 2022 Date



Mary Matthews Director