

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND,
INC. HELD ON June 22, 2022 AT 6:00 PM, Via ZOOM TELECONFERENCE

DIRECTORS PRESENT:

Mary Matthews, President
Russell Hildebrand, Vice President
Bruce Roloff – Treasurer
Kevin Jones - Director

DIRECTOR ABSENT:

Paul Cox, Director

In Attendance:

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

Owner Forum:

Mr. Jackson asked about the cause of a single vehicle fatality accident in the district. Speed was not a factor. Mr. Jackson was directed to the Precinct for further data on speed violations

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:07 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

- Three runaway incidences involving the same child
- There were 127 contract checks, and 36 tickets issued

Cypress Forest Pud Report – Mary Matthews

Mary Matthews relayed the report on behalf of the PUD President who was unable to attend

- Water plant #1 tank work is almost complete. It has been restored and painted Fairway green with white lettering “Champion Forest”

Consideration of the Minutes:

On a motion duly made, the minutes of the Board Meeting of May 25, 2022, were approved

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Amy Fontana

- Mrs. Fontana advised that they are checking the irrigation often to make sure all is working well to help prevent landscape damage due to the drastic heat and lack of rain
- The esplanades are being treated with insecticide treatment and preventatives
- Two water meter installations were discussed. Mrs. Matthews has received the quote from EDP
- Installing irrigation to the Redchurch and Kimstone entrances was discussed
- Two Proposals for Champion Drive at Louetta were in the meeting packet for consideration

Architectural Control Committee – Ron Blum

- Mr. Blum reported that there were 17 ACC applications since the last meeting
- Ten have been approved
- Five are in progress
- Two have been denied
- Vacant lot on Bon Hill recently sold and will be monitored for development

Wall Committee – Russ Hildebrand:

- Nothing to report

Website & Community Liaison Update – Mary Matthews

- July 4th parade has been scheduled for Saturday, July 2nd. Mrs. Matthews has purchased the water for the parade.
- July Safety Awareness Campaign will highlight Precinct 4 Vacation Watch Program
- July CFWC magazine article submission is an announcement of our new branding logo and a further article on parking. August's article will be on neighborhood golf cart usage, regulations and safety

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. Camera data was used in June to solve two stolen vehicle cases where our cameras triggered alerts, the suspects were arrested

Proposals and Votes: Mary Matthews

- Proposal to install two water meters at a cost of \$4,756 approved unanimously
- Proposal to install irrigation at Kimstone and Redchurch entrances after the two new meters are installed for \$14,771.74 approved unanimously
- Proposal to move the new street light on Herts to a new location for \$405, approved unanimously

MANAGEMENT REPORT:

Financial Statements Review Ending April 30, 2022

- The operating account balance at the end of April was \$886,530.16 and the reserve account balance was \$445,489.03. Delinquencies outstanding total \$116,282.40

Financial Statements Review Ending May 31, 2022

- The operating account balance at the end of April was \$858,706.32 and the reserve account balance was \$439,842.60. Delinquencies outstanding total \$115,459.65

Deed Restriction Enforcement:

- During the month of May, there were 175 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:

- 471-7713 – Authorization for foreclosure sale – unanimously approved
- 472-0438 – Authorization for Deed Restriction Violation lawsuit – unanimously approved

Scheduling Of Next Meeting:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for July 27, 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

DR VIOLATIONS:

The Board directed PMG not to cite properties for brown grass in the July inspections due to the extreme temperatures and lack of rain

Delinquencies:

- The Board discussed the delinquency resolutions
- Unpaid assessment accounts are with the attorney's office for collections and cases are being escalated as required
- Mrs. Matthews is monitoring outstanding fee accounts and mailing statements as required
- 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 6:58 PM

Respectfully submitted: Recording Secretary _____

Approved as Correct:

27th July 2022 Date

 Mary Matthews Director