

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

DIRECTORS PRESENT:

Mary Matthews, President
Bruce Roloff, Treasurer
Kevin Jones, Director
Paul Cox, Director

DIRECTOR ABSENT:

Russell Hildebrand, Vice President

In Attendance:

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

Owner Forum:

No questions in owner forum

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:00 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 runaways all involving the same child
- There were 116 contract checks, and 39 tickets issued
- Flock data successfully alerted local law enforcement to the locations of two stolen vehicles

Cypress Forest Pud Report – Greg Dicioccio

Mr. DiCioccio gave a brief report

- There is a special meeting on July 28th at 3 pm to discuss the potential development of apartments to the west, across the gully from the Estates at Windrush. The development would also abut the end of Chasemore Drive in Champion Forest. The developer is requesting “out of district service” from the CFPUD
- Potential proposed hydrology study of PUD land
- The PUD Park is suffering from the drought, emergency measures are being considered
- Regular monthly PUD meeting is Tuesday, August 2 at 5 pm
- Voluntary water conservation is requested of residents

Consideration of the Minutes:

On a motion duly made, the minutes of the Board Meeting of June 22, 2022, were approved

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Mary Matthews on behalf of Amy Fontana

- Mrs. Matthews advised that the approved water meter installations by EDP at Kimstone and Redchurch entrances are underway
- Irrigation crew workers are extremely busy, with the drought conditions causing damage to lines, so our two new irrigation installations are delayed
- Esplanade 21 irrigation has been added to the list of repairs due to major leak
- Summer color plantings have been completed

Architectural Control Committee – Macie Steed, Ron Blum and Tom Dougherty

- Mrs. Steed reported that there were 16 ACC applications since the last meeting
- Twelve have been approved
- One is in progress
- Three have been denied
- Bon Hill lot is being monitored for development

Wall Committee – Mary Matthews

- Section 7 – the removal of two power pole brick wall surrounds that CenterPoint needed removed was approved through email vote and the work is being completed by Masonry Solutions
- Section 10 – a new buyer on Landau is removing two trees that are close to the Community wall within their lot
- The recently approved relocation of the new light pole on Herts has been completed by CenterPoint

Website & Community Liaison Update – Mary Matthews

- Monarch submitted a writeup on Lawn Care in Drought Conditions, this has been posted via TownSq and the website to assist our homeowners
- Special July 28th PUD meeting has been posted on the signboards and website

Proposals and Votes: Mary Matthews

- Consideration of four proposals for 2022 CPA tax and audit preparation services were compared. The Board unanimously voted to use Nagesh and Carter for the services in 2022

MANAGEMENT REPORT:

Financial Statements Review Ending June 30, 2022

- The operating account balance at the end of April was \$841,315.99 and the reserve account balance was \$438,619.00. Delinquencies outstanding total \$113,713.03 (Includes debtors accrued legal fees.)

Deed Restriction Enforcement:

- During the month of July, there were 80 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
- Violations for lawns and power washing have been placed on hold due to drought
- 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:

- There were no legal actions to consider

Scheduling Of Next Meeting:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for August 24, 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:

Scheduled Architectural Control Hearing for property account #5428030 did not occur as homeowners did not attend the meeting

No citations to be issued for brown grass in August since there has been very high temperatures and very little rain

Delinquencies:

- The Board discussed the delinquency resolutions.
Unpaid accounts are with the attorney's office for collections and cases are being monitored
- A number of legal suits for delinquency have been resolved in the past month with full payment or payment plan agreements
- 471-9957 waiving the soft costs from account with agreement of full payment this week. This one-time agreement is made with the understanding that the property needs to be cleaned up to comply with the deed restrictions and was unanimously approved by all

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:11 PM

Respectfully submitted: Recording Secretary _____

Approved as Correct:

24th August 2022 Date

 _____ Mary Matthews Director