

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.  
HELD ON JANUARY 25, 2023, AT 6:00 PM, Via ZOOM TELECONFERENCE

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DIRECTORS PRESENT:

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

DIRECTOR ABSENT:

In Attendance:

Homeowners: Greg DiCioccio, Ron Blum, Jackie and Elizabeth Hibbard, Paul and Jessica Averitt  
Sgt. David Mathieu of Precinct 4 Constables Office  
Amy Fontana of Monarch Landscape Management  
Shannon Lewis represented the Managing Agent, PMG Houston

Owner Forum:

Jackie Hibbard spoke briefly regarding his appeal

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:08 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

- There was an accidental injury when juveniles attempted to build a rocket and it blew up causing shrapnel to strike one of the juveniles
- There were 48 reports taken in December
- There were 182 contract checks made
- 66 traffic tickets were issued

Cypress Forest Pud Report – President, Greg DiCioccio

- The new trash service contract with Champions Industries has begun and is going well
- Recycling service will resume February 3rd
- Champion Industries has ordered new recycling bins for all owners, but they are hoping to purchase the ones from Texas Pride that residents already have and sticker them
- New trash service guidelines will be circulated shortly

Consideration of the Minutes:

On a motion duly made, the minutes of the Board Meeting of December 7, 2022, were approved

**COMMITTEE AND COMMUNITY REPORTS:**

Grounds and Maintenance Report – Monarch, Amy Fontana

- Recent flooding has not caused too much landscape damage, the ruts on esplanades caused by vehicles seeking higher ground can be filled and rolled and irrigation will be assessed for damage. Board requested repair proposals for rut repair
- Stornoway irrigation repair is in progress and responsible owner will be billed as agreed
- Further freeze damage cutbacks will begin on February 6<sup>th</sup> or 14<sup>th</sup>

Architectural Control Committee – Liaison, Ron Blum

- 14 ACC approval applications have been submitted since the last meeting
- 10 have been approved, two are pending, two were denied

Wall Committee – Mary Matthews & Russ Hildebrand:

- Nothing new to report

Website & Community Liaison Update – Mary Matthews:

- Chipstead Dr at Oxted Ln streetlight has been installed
- Entrance lighting and enhancement proposals have not yet been received

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 is being used to identify vehicles and had success identifying a vehicle in December
- The County Commissioner Tom Ramsey has ordered 300 Flock cameras for Commissioners Precinct 3 roadways

Annual Meeting Preparation

- The election will begin on Friday, January 27<sup>th</sup> and end on Thursday, February 2<sup>nd</sup>
- Director Kevin Jones will not be running for re-election
- Nomination forms and proxies have been received
- Mrs. Matthews will have the meeting presentation completed this week

Proposals and Votes - Mary Matthews

- None at this time

***MANAGEMENT REPORT:***

Financial Statements Review Ending November 30, 2022

- The operating account balance at the end of November was \$781,725.49 and the reserve account balance was \$456,559.68. Delinquencies outstanding total \$192,718.48
- Vote on ACC hearing for property account 471-3649, modification was approved with a vote of three for and one against approval

Banking:

- The Board approved two new accounts to be opened with Alliance which are 12-month jumbo CD's bearing 4.25% interest, with deposits of \$250,000 in each

Deed Restriction Enforcement:

- During the month of December, there were 78 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:

- 472-9060 was approved for foreclosure lawsuit
- 472-7350 was approved for foreclosure lawsuit
- 471-8877 was approved for foreclosure lawsuit

Scheduling Of Next Meeting:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for February 22nd, 2023, at 6:00 PM via Zoom

HOA Annual meeting is scheduled for the February 6<sup>th</sup> at 7 PM via Zoom

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session to hold ACC Hearing property account #472-6843  
And discuss legal reports, accounts receivable and other confidential matters

RECONVENED IN OPEN SESSION

ACC Hearing for property account 472-6843

The application was denied by the ACC Committee. The Board and owners discussed the color of the trim and the colors that the ACC sent which would be approved. The owners are willing to make the change if required but requested time to do so. A vote was called; two approve, three deny. Owners will be informed by email and given time to re-paint.

Delinquencies:

- Account #471-9122, lawsuit will be voted on at next meeting if account is not paid by 31<sup>st</sup> January 2023

Proposals to be Requested:

- Upgrade the lighting on the monuments and removal of signboards

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:30 PM

Respectfully submitted:                      Recording Secretary \_\_\_\_\_

Approved as Correct:

22nd February 2023 Date

 \_\_\_\_\_ Mary Matthews \_\_\_\_\_ Director