

# **Champion Forest Fund, Inc.**

**Meeting of the Board of Directors via Zoom Teleconference March 22, 2023, at 6 pm**

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

Dial in: 346 248 7799 Meeting ID: Meeting ID: 820 342 5702 Passcode: 012531

## **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:** February 22nd, 2023
6. **Committee and Community Reports:**
  - a. **Grounds and Maintenance Report** – *Monarch's Amy Fontana*
    - Review of the past months work
    - Tree trimming update
    - Irrigation review and repair proposals
    - Replanting proposals
  - b. **Architectural Control Committee Report** – *Ron Blum*
    - Review of applications
    - New Build updates
  - c. **Wall Committee Report** – *Russ Hildebrand*
    - Update on wall review, inspections and works
    - Proposals for repairs
    - Entrance enhancement ideas and proposals update

- d. Security Liaison Report – *Mary Matthews*
  - Flock Safety cameras performance and utilization update
  - Flock Safety contract renewal
  - Traffic signage enhancement and review
  - Safety Awareness Campaign & Postings update
  
- e. Website & Community Liaison Updates – *Mary Matthews*
  - Website & Public Communications update
  - Consideration of in-person or hybrid monthly meetings including additional equipment expenses and management

**7. Management Report – *PMG Community Manager***

- Financial Statement Reviews – January 2023
- Banking proposals
- 2023 Annual Assessment payment and delinquency status update

**8. Legal:**

- Authorization to File a Judicial Foreclosure Lawsuit on account: #4719122
- Authorization for a Lawsuit for Deed Restriction Violations: # 4720810

**9. Schedule of the Next Meeting of the Board: April 26th, 2023**

**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**