

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON June 28, 2023, AT 6:00 PM, Via ZOOM TELECONFERENCE

DIRECTORS PRESENT:

Mary Matthews, President
Russell Hildebrand, Vice President
Bruce Roloff, Director

DIRECTORS ABSENT:

Paul Cox, Director
William Boyle, Director

In Attendance:

Homeowners: Macie Steed, Ally Hahn, Philip Neri, Marti Schwind, Gina Childress, Lauren Dougherty, Greg DiCioccio
Shannon Cook represented the Managing Agent, PMG Houston

Owner Forum:

Mrs. Childress and Mrs. Dougherty discussed the Brill PTO and parents' concerns regarding Brill school ratings. Mrs. Childress requested funding for the cost of facility rental to host a Town Hall meeting on the issue, total \$1,100.

Mrs. Schwind expressed concerns regarding traffic, speeding and golf carts driving in the neighborhood.

Mr. Neri and Ms. Hahn expressed agreement with the golf cart concerns.

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:36 PM by Mr. Hildebrand. 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 the previous month:

- There were 166 contract checks
- There were 80 tickets issued
- Seven burglary of motor vehicles. Most due to vehicles being unlocked
- The Flock cameras data reviewed and used to apprehend suspects vehicles

Cypress Forest Pud Report – Greg Dicioccio

Mr. Dicioccio reported:

- New Champions Industries recycle carts are being delivered as they arrive
- The PUD Park recently had damaged trees removed and a general clean-up to improve appearance
- PUD building has been painted and new doors will be installed shortly
- Next PUD meeting is scheduled for July 5th

Consideration of the Minutes:

On a motion duly made, the minutes of the Board Meeting of May 24th, 2023, were approved

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Amy Fontana

Mrs. Fontana reported:

- Irrigation Inspection was completed May 25th
- Dead plant removal and replacement has been completed
- Two water meters were turned off causing damage, they have been restarted and damaged plants will be replaced
- Color change out to be placed by July 4th

Architectural Control Committee – Macie Steed

Mrs. Steed reported, as liaison for the committee:

- Sixteen ACC approval applications have been submitted since the last meeting
- All applications have been processed and approved

Wall Committee – Mary Matthews & Russ Hildebrand:

- Nothing new to report

Website & Community Liaison Update – Mary Matthews:

- Flock ALPR camera invoice for the year was recently paid
- Vacation watch – Search for Cypress Forest PUD to locate coverage contract area
- Bruce Roloff agreed to write an article for the September edition of the Women’s club ‘the Forest’ monthly news magazine

Proposals and Votes - Mary Matthews

- The Brill Elementary concerned parents group request for funding for facility rental for a Town Hall meeting was approved, not to exceed \$1,100.

Between Meetings:

- The Women’s Club requested a donation for supplies for the 4th July Parade, the Board approved \$40 for waters.

Legal

- No cases to approve or discuss at this time

MANAGEMENT REPORT- PMG Community Director

Financial Statements Review

- The March and April financials were discussed with no questions
- 2023 cycle delinquent accounts to be sent to attorney’s office now for collections

Scheduling Of Next Meeting:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for July 26, 2023, at 6:00 PM via Zoom

ADJOURN TO EXECUTIVE SESSION

The Board did not adjourn to executive session

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:08 PM

Respectfully submitted: Recording Secretary _____

Approved as Correct:

26th July 2023 Date



Mary Matthews Director