

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST
FUND, INC. HELD ON February 27th, 2024, AT 6:00 PM, Via ZOOM TELECONFERENCE

DIRECTORS PRESENT:

Mary Matthews, President
William Boyle, Vice President
Bruce Roloff, Director
Charlie Hebert, Director
Paul Cox, Director

DIRECTOR ABSENT:

In Attendance:

Amy Fontana and David Fernandez of Monarch Landscape Management, Rose Rodriguez represented the Managing Agent, PMG Houston.

Owner Forum:

No owner comments were made.

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. The Managing Agent assisted in recording the meeting minutes.

COMMUNITY REPORTS:

Contract Deputy Report - Sgt. David Mathieu:

Sgt. Mathieu was unable to attend.

Cypress Forest Pud Report- Greg DiCioccio:

Mr. DiCioccio was unable to attend.

Mrs. Matthews reminded those present that residents should call EDP/Inframark promptly to report any damaged waterlines caused by EZee Fiber as they lay their fiberoptic cable.

COMMITTEE REPORTS:

Grounds & Maintenance Report – Amy Fontana & David Fernandez:

Mr. Fernandez reported February completed events:

- Site Audit made.
- Shrub and groundcover fertilization second application has been applied.
- Freeze damaged cutbacks have been made for plant health.
- Weed removal and pre-emergent weed control treatment continues.
- Several proposals were considered and approved:
 - #22933 For esplanade rut repair at (#4) Cypresswood and Champion Dr for \$212.21
 - #22931 For freeze damaged plant replacement and fill in on Champion Forest Dr \$3,611.60
 - #19545 Class II Tree trimming \$7,641.98
 - #22343 General subdivision wide irrigation repairs for \$5927.31
- Several proposals were considered, and alternatives discussed, it was decided to hold on the proposals for the replacement of irrigation and planting plan at the gatehouses until the best irrigation location can be assessed and restoration of the gatehouse area is near completion.

Architectural Control Committee - Ron Blum:

Mr. Blum reported:

- Thirteen ACC approval applications have been submitted since the last meeting.
- One denial due to lack of information or plat survey for review
- One application withdrawn.
- ACC Guideline Policy to be revised, distributed for board review, approval and filing.

Wall & Hardscape Committee – Bill Boyle:

Mr. Boyle reported:

- Inspection of our association two gate houses on Champion Drive at Louetta were made and a scope of work was compiled. Three proposals are being requested for the required restorative repairs.
- Proposals to be requested for three needed wall column repairs, and one wall section repair.
- Proposals are being requested for lighting of entrance monuments.

Website & Community Liaison Update – Mary Matthews:

- Mrs. Matthews submitted an article for the March edition of the Women’s Club magazine, the article featured an overview of the Board plan for 2024 and a Safety Awareness reminder to lock your vehicles.
- April’s submission for the magazine is guest written on property tax, how to claim exemption and protest appraisal increases. The Safety Awareness a reminder to move over for emergency vehicles.

Flock Cameras – Mary Matthews:

- Flock continues to monitor camera performance and replace equipment as needed

MANAGEMENT REPORT:

Financial Review - Rose Rodriguez:

- January financials were reviewed
- 2024 delinquency status reviewed
 - It was suggested by Mr. Roloff that homeowners be reminded that HOA annual assessments are not escrowed with mortgage payments.

Annual Meeting & Election:

- Charlie Hebert was elected to the Board and Bruce Roloff was re-elected

Scheduling Of Next Meeting:

The next regular meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for March 26, 2024, at 6:00 PM via Zoom

OPEN EXECUTIVE SESSION

The Board discussed legal reports, accounts receivable and deed restriction violations.

The Board reviewed and considered accounts for Judicial Foreclosure Lawsuit:

- A/c 4932666
- A/c 4723639
- A/c 5478941
- A/c 5313996
- A/c 5549401
- A/c 5541425
- A/c 4719944
- A/c 5536126

After due consideration and discussion, each of the accounts was approved for a lawsuit.

The Board authorized Mrs. Matthews to seek alternative counsel on another outstanding legal case.

The Board discussed the absence of a director for three consecutive board meetings thereby vacating their seat according to our Bylaws. The director apologized and voiced that they wished to remain on the Board. The director was reaffirmed to serve out the remainder of their term by a majority vote.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:29 pm.

Respectfully submitted: Recording Secretary _____

Approved as Correct:

26th March 2024 Date



Mary Matthews Director