

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST
FUND, INC. HELD ON May 28th, 2024, AT 6:00 PM, Via ZOOM TELECONFERENCE

DIRECTORS PRESENT:

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

DIRECTOR ABSENT:

Bruce Roloff, Director

In Attendance:

Homeowner Marti Schwind. David Fernandez of Monarch Landscape Management, Greg DiCioccio of CF PUD, Stg David Mathieu of CP4 and Shannon Abernathy represented the administrative Managing Agent, PMG Houston.

Owner Forum: Mrs. Schwind reiterated her desire for in person meetings citing the success of the Brill Elementary school meeting.

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:04 pm. The Managing Agent assisted in recording the meeting minutes.

Approval of the Meeting Minutes: of 23rd of April

COMMUNITY REPORTS:

Contract Deputy Report - Sgt. David Mathieu:

Sgt. Mathieu gave a brief review of the previous month's activities across the district and encouraged owners to be sure to lock their doors and vehicle doors.

Cypress Forest PUD Report- Greg DiCioccio:

Mr. DiCioccio gave a brief review of the PUD's work in the district and the PUD's desire to purchase the land on Cypresswood presently owned by HCFCO to protect it from development. He also noted that funding is available at a reasonable rate to the District for sewer improvements and those will likely commence next year.

COMMITTEE REPORTS:

Grounds & Maintenance Report – David Fernandez:

Mr. Fernandez reported on events completed in May:

- Site Audit
- Irrigation valve repair on Arkdale island
- Installation of the new planting bed on Cypresswood (west side) at Guinstead Dr
- Replanting of entrance beds on Champion Forest Dr and Cypresswood
- Tree removal and tree trimming on Champion Dr at Louetta Rd

Two proposals were presented for considered and approved:

- #23934 General irrigation repairs at \$3,648.62
- #23932 Esplanade at Cypresswood at Maplehurst sod repair \$2,107.64

A third proposal was presented for enhancement of the esplanade in front of Chasewood Bank which is not within the subdivision boundary. Mr. Cox will speak with Chasewood Bank directly and encourage them to consider the proposal and enhancement of that area.

June events will include:

- Seasonal Color Monitoring
- Tree and shrub insect and disease inspection
- Irrigation inspections
- Irrigation adjustments
- Ant mound mitigation
- Tree mulch ring grading

Architectural Control Committee:

Mrs. Matthews reported as Board Liaison:

- Twenty ACC approval applications have been submitted since the last meeting.
- Nineteen approvals made with one application pending.
- New ACC team members will be mentored in shortly
- ACC Guideline Policy to be revised, distributed for board review, approval and filing.

Wall & Hardscape Committee – Bill Boyle:

Mr. Boyle reported:

- Masonry Solutions wall repairs as approved in March are continuing well and nearing completion.
- A proposal was presented and considered for the required restorative repairs of our association's two gate houses on Champion Drive at Louetta. JH Quality was approved to do the restorations at a total cost of \$32,070.
- A proposal was presented and considered for electrical work at the gate houses. Brothers Electric was approved to do the work at a cost of \$4,700.
- Proposals are being requested for lighting of the entrance monuments and trees

Website & Community Liaison Update – Mary Matthews:

- NP Signs will check the signboard locks and provide a repair proposal.
- June article submission for the Women's Club magazine featured Most Frequently Asked Questions and the Safety Awareness posting with be on hurricane season.
- July's article submission for the Women's Club magazine will an update of the HOA's work, a call for volunteers and information on Precinct 4 Vacation Watch program

Security – Mary Matthews:

Flock continue to monitor camera performance and replace equipment as needed. No issues reported.

MANAGEMENT REPORT:

Financial Review – Shannon Abernathy, PMG:

- April financials were reviewed.
- Updated signatories of accounts will be Bruce Roloff and Bill Boyle
- Delinquency status reviewed. 2024 assessments unpaid \$10,473.31
- Nineteen 2024 delinquent assessment accounts have been turned over to our attorney's office for collections as per our collections policy.
- Twenty-two outstanding fee statements were mailed to owners on May 21st.

Scheduling Of Next Meeting:

The next regular meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for June 25th, 2024, at 6:00 PM via Zoom

EXECUTIVE SESSION

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

Homeowner account #4713717 was re-considered for a late fee and legal fee waiver, the Board unanimously rejected the waiver due to repeated delinquency.

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


ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:43 pm

Respectfully submitted: Recording Secretary _____

Approved as Correct:

25th June 2024 Date

 Mary Matthews Director