

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST
FUND, INC. HELD ON June 24th, 2025, AT 6:00 PM, Via ZOOM TELECONFERENCE

DIRECTORS PRESENT:

Mary Matthews, President
Bruce Roloff, Director
Charlie Hebert, Director

DIRECTORS ABSENT:

William Boyle, Vice President
Rick Mora, Director

In Attendance:

Homeowners Bob Jackson and Mark Warpmaeker were in attendance along with Stg David Mathieu of Harris County Constable Precinct 4 and Amy Fontana of Monarch Landscaping. Shannon Abernathy represented the administrative Managing Agent, PMG Houston.

Owner Forum:

Mr. Jackson spoke and suggested annual meetings would have greater attendance if guest speakers were part of the program; he also expressed concerns about speeding on Cypresswood and Champion Forest Dr. and raised the issue of CP4 response data access. Ms. Matthews confirmed that the security liaisons would request a speed control initiative for the district and directed Mr. Jackson to CP4 for access to their data.

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order by Ms. Matthews at 6:12 pm. The Ms. Abernathy assisted in recording the meeting minutes.

COMMUNITY REPORTS:

Contract Deputy Report - Sgt. David Mathieu:

Sgt. Mathieu reported on activity and incidences across the district in May.

Cypress Forest PUD Report

Mr. DiCioccio was unable to attend. Ms. Matthews reported:

- The standby generator for the Herts Rd water plant has been installed.
- The land swap and detention contract between our PUD and HCFCD, to be funded by the Bond passed in May, will go before the Commissioners Court on the 26th June for approval.

COMMITTEE REPORTS:

Architectural Control Committee - Mark Warpmaeker:

Mr. Warpmaeker reported that May and June had been slower months for the committee:

- Eleven ACC applications for approval being submitted between Board meetings.
- All were approved, with two applications requiring more information.

Grounds & Maintenance Report – Amy Fontana

Mrs. Fontana presented a summary of the landscape work completed across the subdivision in May and June and the work pending in the coming month. Of note, a review of tree health was preformed, and proposals were made to help insure their continued health and longevity.

Seven proposals were presented and discussed:

- Seasonal Color WO#27062 \$1,982.16 – Approved
- A proposal to rework and augment the plantings at the gatehouses WO#27092 \$1,781.34 - Approved
- A proposal to upgrade the groundcover on the Brampton Ct Island WO#27093 \$6,979.22 - Approved
- The Board requested a proposal for tree pruning for Brampton Ct Island prior to groundcover installation.
- Irrigation repairs WO#26892 \$3,011.00 - Approved
- Arbor Storm Emergency Response Authorization for 2025 Storm Season was approved with a 'Not To Exceed' cap of \$2,500 before Board approval must be called.
- Arbor Care tree fungal treatment proposal #1059385 \$8,487 - Approved
- Arbor Care tree pruning proposal #1058804 was presented and tabled pending cooler weather.

Wall & Hardscape Committee – Mary Matthews:

Ms. Matthews reported:

- Electrical work at all our monuments is now completed and awaiting the ordered backlit lettering.
- The electrics on the Cypresswood monument will require raising to help prevent flood water damage, there is also a proposal in the works for 'potting' the electrics to insulate them from damage.

Between Meetings

- Proposals for masonry and electrical work on the two remaining Champion Forest 1-10 monument upgrades were presented and approved:

▪ Masonry Solutions at Champion Forest Dr & Louetta	#18610	\$3,280.00
▪ Masonry Solutions at Cypresswood at Guinstead	#18639	\$3,680.00
▪ Brothers Electric at Champion Forest Dr & Louetta	#EST0065	\$950.00
▪ Brothers Electric at Cypresswood at Guinstead	#EST0068	\$950.00

Website & Community Liaison Update - Mary Matthews:

- Independence Day Parade is planned and scheduled for the 4th of July beginning at Brill
- July Women's Club magazine article submission is an update on the Board's work, Vacation Safety and a reminder to use the constable's office Vacation Watch service.

Security - Mary Matthews:

The Flock ALPR annual subscription was paid in May for 2025-26

MANAGEMENT REPORT:

Financial Review – Shannon Abernathy, PMG:

- May financials were reviewed:
Operating balance \$1,094,219.40
Reserve balance \$ 638,802.52

As of June 20th, 2025, there were \$10,124.47 in unpaid 2025 assessments outstanding.

Legal:

An authorization for a lawsuit to file judicial foreclosure on property account 4730509 was presented for review and approved.

Scheduling of Meetings:

The next regular meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for July 22nd, 2025, at 6:00 PM via Zoom

EXECUTIVE SESSION

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

Several deed restriction violations were presented for follow-up by PMG.

The inspection processes along with the need for better and more consistent follow up by PMG with our and with our attorneys was discussed.

The Board asked that sod replacement citations be paused pending summer growth with the exception of properties with longstanding persistent sod issues.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:48 pm

Respectfully submitted: Recording Secretary _____

Approved as Correct:

2nd July 2025 Date



Director