

Champion Forest Fund, Inc.

Meeting of the Board of Directors via Zoom Teleconference September 23rd, 2025, at 6 pm

Join Zoom Meeting

<https://us02web.zoom.us/j/84788894023?pwd=SziVWvFTwwWnddNNOhbocygxY8GDAb.1>

Dial in: 346 248 7799

Meeting ID: 847 8889 4023

Passcode: 865586

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 Constable Report** – *Sgt. David Mathieu*
- 4. PUD District Report** – *Cypress Forest PUD President - Greg DiCioccio*
- 5. Committee and Community Reports:**
 - a. Architectural Control Committee Report -- *ACC Team*
 - Review of applications
 - Notice of two new committee member appointments
 - b. Landscape Maintenance Report – *Monarch Landscape Management – Amy Fontana*
 - Review of the previous months work
 - Irrigation review and repair proposals
 - Landscape repair, improvement and planting proposals
 - c. Wall & Hardscape Committee Report
 - Update on gatehouse restoration issues
 - Update on Entrance Monument enhancements
 - Proposals for wall repairs, monument, hardscape and lighting enhancements
 - d. Security Liaison Report
 - Safety updates or notices

- e. Website & Community Liaison Updates
 - Website & Public Communications update
 - Safety Awareness Campaign & Postings update

7. Management Report – PMG Community Administration Manager

- Financial Statement Review – August 2025
- 2025 Assessment collection status
- Delinquency Report
- 2026 Budget Approval

8. Legal – Review and consideration of authorization for legal action by the Association’s attorney requiring approval:

Delinquent assessment accounts that require authorization for foreclosure lawsuit:

#4713733

#4717302

#4718877

#4724997

#5561450

#6006435

Consideration and vote on accounts with deed restriction violations requiring legal action by the Association’s attorneys.

9. Schedule of the Meetings of the Board:

- Next regular Board meeting: October 28th, 2025

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. 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