

Champion Forest Fund, Inc.

Meeting of the Board of Directors via Zoom Teleconference December 1st, 2025, at 6 pm

Join Zoom Meeting

<https://us02web.zoom.us/j/89333091371?pwd=fU0SG8GTpYvXkKLupHJztbrbdtko72.1>

Call in number 346-248-7999

Meeting ID: 893 3309 137

Passcode: 192907

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
 - 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
 - Status update
 - Entrance & Esplanade Lighting Usage Guidance Policy presentation for acceptance
 - 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 – October 2025
- 2025 Assessment collection status
- Delinquency Report
- 2026 Assessment mailout and collection status

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

Delinquent assessment account/s that require authorization for foreclosure lawsuit:

A/c 4719261

A/c 5536126

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

9. Schedule of the Meetings of the Board:

- Next regular Board meeting: January 27th, 2026
- 2026 Annual Election and Meeting dates

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