Champion Forest Fund, Inc.

Meeting of the Board of Directors via Teams Meeting April 28th, 2026, at 6 pm

Join Zoom Meeting

https://zoom.us/launch/edl?muid=7106dfc9-1f61-4625-87f1-1a5e8f748731

Dial In: 346-248-7799 Meeting ID: 947 4959 4955 Passcode: 031077

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
      - Confirmation of candidates for the ACC Team

   b. Landscape Maintenance Report – Monarch Landscape Management – *Amy Fontana*
      - Review of the previous months work
      - Irrigation review and repair proposals – Proposal #29425 Extra Seasonal Color
      - Landscape repair, improvement, and planting proposals

   c. Wall & Hardscape Committee Report
      - Status update
      - Entrance enhancement update
      - Proposals for wall repairs, monument, hardscape, and other enhancements

   d. Website & Community Liaison Updates
      - Website & Public Communications update

- Safety Awareness Campaign & Postings update
- Safety updates or notices

7. **Management Report –** *PMG Community Administration Manager*
    - Financial Statement Review – March 2026
    - 2026 Assessment collection status
    - Delinquency Report

8. Legal – Review and consideration of authorizations for lawsuit or legal action by the Association's attorney requiring approval:

- A/c 4717292 Consideration of request for payment plan

Consideration and vote on account/s with deed restriction violations requiring legal follow up by the Association's attorney.

9. Schedule of the Meetings of the Board:
- Next regular Board meeting: May 26th, 2026

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