

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND,
INC. Held on March 24th, 2026, AT 6:00 PM, via Zoom

DIRECTORS PRESENT:

Mary Matthews, President
Bill Boyle, Vice President
Bruce Roloff, Director
Charlie Hebert, Director

DIRECTOR ABBSENT:

Rick Mora, Director

In Attendance:

Homeowner Bob Jackson was in attendance. Stg David Matheiu of Harris County Constable Precinct 4 and Amy Fontana from Monarch Landscaping were in attendance. Lya Araya and Kim Griggs were present as the representatives of the administrative managing agent, PMG Houston.

Owner Forum: Mr. Jackson spoke of his concerns about response times, speeding and felony reports on the constable reports. Ms. Matthews responded to Mr. Jacksons concerns re-response times and informed him that they are monitored by the liaisons and feedback is given. Further concerns questions were responded to by the constable in his report.

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 6:10 pm. PMG assisted in recording the meeting minutes.

COMMUNITY REPORTS:

Contract Deputy Report – David Mathieu:

Deputy Mathieu reported on activity and incidences across the district in January and February. He addressed Mr. Jacksons points stating that coverage and support in the contact had improved with about 15 officers nearby on shift to assist each other. The felony reports listed were actioned by one of our officers but not in our district area. Speeding is regularly patrolled and initiatives are undertaken as possible; a special initiative can be requested.

Mr. Roloff expressed concerns regarding golf carts being driven on the roads without proper safety equipment and by minors. Ms. Matthews will raise the concern again with the constables who can stop offenders.

Cypress Forest PUD Report: None

COMMITTEE REPORTS:

Architectural Control Committee:

Ms. Matthews reported on behalf of the committee that in February and March the committee received:

- Eighteen ACC applications for approval were submitted between Board meetings.
- Eleven applications have been approved and seven are pending review.
- Ms. Matthews reminded the board that we are always on the lookout for dedicated ACC Team members and asked for assistance in locating volunteers.

Grounds & Maintenance Report – Amy Fontana

Mrs. Fontana presented a summary of the landscape work completed across the subdivision:

February and March the work included:

- Irrigation inspections and repair WO # 29007 for Esplanade #32 completed
- Shrub cutbacks, freeze damage and winter weather cleanup
- Required replacement plantings installed at Landau

April work will include:

- Site audit and irrigation inspection
- Removal of spent seasonal color
- Installation of fresh seasonal color on delivery
- Work Orders as approved

Four proposals were submitted for consideration:

- Work Order #29425 – Extra Seasonal Color - \$2,452.46 – was approved
- Work Order #29569 – Champion Forest & Herts Wall Bed Plantings - \$2,373.43 – was approved
- Work Order #28852 – Champion Forest & Herts Irrigation proposal - \$7,160 - was approved
- Work Order # 29560 – Irrigation stuck valve repair, not to exceed \$300 – was approved

Wall & Hardscape Committee:

Ms. Matthews reported:

- Installation of refinished lettering at Herts Rd at Champion Forest Drive curved wall, and Landau Dr at Champion Forest Dr north curved wall has been completed.
- Currently there is no plan to light the new lettering locations. The Board agreed to revisit the option if the cost of running electricity to the locations is not prohibitive.
- Mr. Boyle is looking into solar options for lighting our three signboards.
- A column and several areas of the top of the wall on Herts Rd are showing degradation and a quote is being sort for repairs.
- PMG were asked to provide contractor contacts for wall cleaning on Champion Forest Dr.

Website & Community Liaison Update - Mary Matthews:

- April article submission for the WC Mag introduces our constables, gives and quick update on planned HOA work for 2026 and a safety campaign on stopping at traffic signs.
- May submission is a guest article from relator Wendy Roloff on protesting property taxes and the exemptions that are available.
- Along with the usual March monthly email update, notice was sent re the upcoming Special Meeting of the PUD Board on the 25th of February.
- Flock ALPR Camera subscription contract for 2026/27 was considered and approved at \$26,500
- Ms. Matthews requested follow up on the 2026 mosquito spraying contract as the season is beginning.

MANAGEMENT REPORT:

Financial Review – PMG:

- January financials were reviewed:
Operating balance \$1,186,120.47
Reserve balance \$ 609,919.40

- February financials were reviewed:
Operating balance \$1,224,513.56
Reserve balance \$ 618,816.47

Legal:

Authorization for a foreclosure lawsuit on A/c 4715634, was presented, reviewed and approved. Authorization for foreclosure sale on A/c 4717292 was presented and approved pending confirmation of detail by attorney.

Several property accounts were presented for outstanding deed restriction violation legal escalation. The Board requested more details, up to date pictures and information before voting. They asked that the violations be reinspected for accuracy of violation or cure this month, then re-presented to the Board for review.

Scheduling of Meetings: The next regular meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for April 28th, 2026, at 6:00 PM

EXECUTIVE SESSION

The Board reviewed legal reports, accounts receivable, late fee posting issues and deed restriction violations.

ADJOURNMENT:

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

Respectfully submitted: Recording Secretary _____

Approved as Correct:

15th April 2026 Date



Mary Matthews Director