

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST
FUND, INC. Held on April 28th, 2026, AT 6:00 PM, via Zoom

DIRECTORS PRESENT:

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

DIRECTORS ABSENT:

Mary Matthews, President
Rick Mora, Director

In Attendance:

Three homeowners were in attendance (Wendy Fryfogle, Eddie Martin and Jae Pfeffer). Stg Michael Gonzales of Harris County Constable Precinct 4 and Amy Fontana and Nick Youngblood from Monarch Landscaping were in attendance. Kim Griggs was present as the representative of the administrative managing agent, PMG Houston.

Owner Forum: An owner brought up concern of the home on Gunstead operating a business out of their home and cars parking close to the stop signs.

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order by Mr. Boyle at 6:01 pm.

Contract Deputy Report – Sgt Michael Gonzales:

Sgt. Gonzales reported on activity and incidences across the district in March. Sgt. Gonzales stated to the owners on the call, that if they find that the vehicles are too close to the stop signs to give them a call and they follow up.

Cypress Forest PUD Report: Moving forward Mr. Boyle will be the representative to give reports.

COMMITTEE REPORTS:

Architectural Control Committee:

No report was given.

Grounds & Maintenance Report – Amy Fontana and Nick Youngblood

Mrs. Fontana introduced Mr. Youngblood who will be the community's representative moving forward. Mrs. Fontana and Mr. Youngblood presented a summary of the landscape work completed across the subdivision for the past month:

- Site audit
- Irrigation inspection
- Turf PPM spring application
- Shrub and groundcover spring fertilization
- WO# 29569 Wall planting bed installation at Herts Rd. and Champion Forest Dr.
- WO# 29425 Additional seasonal color installed
- WO# 29701 Champion Dr. and Louetta Dr. GC signboard plant fill by Garden Club
- WO# 26420 Irrigation installation at Herts and Champion Forest Dr.

- WO# 26420 Irrigation repairs
- WO# 29560 Irrigation repairs

May work will include:

- Site audit and irrigation inspection
- Mulch installation
- Ant bait application

Six proposals were submitted for consideration:

- WO# 29720 – Landau Entry Option B - \$3,935.08 – was reviewed and it was requested that the quote be modified. A follow up proposal will be prepared and submitted.
- WO# 29726 – Landau Entry Option B - \$4,022.22 – was reviewed and it was requested that the quote be modified. A follow up proposal will be prepared and submitted.
- WO# 29744 - Power Washing of entry signs and walls - \$5,500.00 – It was requested that Monarch pull the last power washing invoice to compare to the price given. A follow up will be presented.
- WO# 28987 – Irrigation Repairs - \$2,800.03 – reviewed and approved.
- WO# 29791 – Irrigation Repairs - \$769.84 – reviewed and approved.
- WO# 29793 – Replacement of damaged PVB on Esplanade 23 - \$2,232.33 – reviewed and approved.

Wall & Hardscape Committee – Bill Boyle:

Mr. Boyle reported:

- Pressure washing of walls on hold until pricing can be confirmed.
 - The lights on the columns on Cypresswood at Guinstead have shorted out due to a defect and the weather. They are being replaced under warranty by installer, Elegant Glow Lighting.

Website & Community Liaison Update:

Cypress Fire Department requested attendance to present at a meeting. Mr. Boyle spoke with them and suggested they contact the Women’s Club and submit an article for the newsletter as they would reach more homeowners by doing so.

MANAGEMENT REPORT:

Financial Review – Kim Griggs, PMG:

- March financials were reviewed:

Operating balance	\$1,213,068.44
Reserve balance	\$ 627,672.54

As of March 31, 2026, there were \$31,364.40 in unpaid 2026 assessments outstanding.

Several Accounts requesting late fee waivers were presented and reviewed:

- Account 472-8809 - Board agreed to waive the \$50 late fee.
- Account 471-7276 - Board agreed to waive the \$50 late fee.
- Account 582-4333 - Board agreed to waive the \$50 late fee.
- Account 472-1071 - Board agreed to waive the \$50 late fee.
- Account 471-8602 - Board agreed to waive the \$50 late fee.
- Account 607-4153 - Board agreed to waive the \$50 late fee.
- Account 472-4609 - Board denied waiving any fees as waiver previously granted.

Legal:

No authorizations for legal action or foreclosure lawsuits, were presented for reviewed.

Scheduling of Meetings:

The next regular meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for May 26, at 6:00 PM.

Mr. Roloff noted he would be unable to attend the meeting.

EXECUTIVE SESSION

The Board reviewed legal reports, accounts receivable, and deed restriction violations.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:52 pm

Respectfully submitted: Recording Secretary _____

Approved as Correct:

Date: 26th May 2026

Director:  _____ Mary Matthews