

Champion Forest Fund, Inc.

Meeting of the Board of Directors via Teams Meeting September 22nd, 2026, at 6 pm

Join: <https://teams.microsoft.com/meet/237680141424686?p=itWNgcumk1lwEF5Ht>

Meeting ID: 237 680 141 424 686

Passcode: yA93ER9M

Dial in by phone +1 469-297-6880

Phone conference ID: 126 208 558

AGENDA

- 1. Introductions – Board and Management Company**
- 2. 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.*
- 3. Establish Quorum and Call to Order**
- 4. Contract Constable Report – Sgt. David Mathieu**
- 5. PUD District Report – Bill Boyle**
- 6. Committee and Community Reports:**
 - a. Architectural Control Committee Report -- ACC Team
 - Review of applications
 - b. Landscape Maintenance Report – Monarch Landscape Management
 - 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 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 – RealManage Community Administration Manager

- Financial Statement Review – July and August 2026
- 2026 Assessment collection status
- Delinquency Report
- Schedule of 2027 Budget planning

8. Legal – Open Meeting Approval if Required:

- Review and consideration of authorizations for lawsuit or legal action by the Association's attorney requiring approval.
- 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: October 27th, 2026
- November / December meeting scheduling

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. Formally requested Hearings
- b. Deed Restriction Violation Report
- c. Legal Reports - Litigation & Status Report
- d. AR Report – status and actions
- e. 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