MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC. Held on November 2nd, 2026, AT 6:00 PM, via Teams

DIRECTORS PRESENT:
Mary Matthews, President
Bill Boyle, Vice President
Bruce Roloff, Director
Don Baer, Director
Charlie Hebert, Director

DIRECTORS ABSENT:

In Attendance:
Four homeowners were in attendance; including Ulanda Creighton, Mike Dodson, Mr. Rhette and Jae Pfeffer (on behalf of the ACC Team).

Bron Hannon, attended on behalf of the admin management team, RealManage.

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 6:01pm.

2027 ANNUAL BUDGET:
The Board reviewed the proposed 2027 Annual Budget, including operating expenses, reserve contributions, and anticipated capital expenditures.

Ms. Matthews called for a motion, made and seconded to approve the 2027 Annual Budget as presented. Motion carried. The 2027 Annual Budget was approved.

REVISED ROOFING GUIDELINES:
The Board considered the proposed revised roofing guidelines.
The Architectural Control Committee requested an opportunity to review the proposed revisions before adoption. The Board agreed to defer approval pending ACC review and recommendations, Mr. Hannon forwarded the guidelines as directed.
The guidelines will be brought forward for consideration at a subsequent open Board meeting.

Ms. Matthews thanked the owners for attending and called for Executive Session.

EXECUTIVE SESSION
Two delinquency requests for fee waiver were presented and discussed.
One waiver was granted and a second waiver was tabled due to lack of full account history. RealManage was directed to forward full account history to the Board for review.

ADJOURNMENT:
There being no further business, the meeting was adjourned 6:25pm.

Approved as Correct:

Date: Nov 7th 2026

Director: Mary Matthews