

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST
FUND, INC. HELD ON JULY 23rd, 2024, AT 6:00 PM, Via ZOOM TELECONFERENCE

DIRECTORS PRESENT:

Mary Matthews, President
William Boyle, Vice President
Paul Cox, Director
Charlie Hebert, Director

DIRECTOR ABSENT:

Bruce Roloff, Director

In Attendance:

Myron Shemek, homeowner, Ron Blum of the ACC Team, David Fernandez of Monarch Landscape Management, Stg David Mathieu of CP4 and Shannon Abernathy represented the administrative Managing Agent, PMG Houston.

Owner Forum:

Mr. Shemek expressed concerns about the utility companies in the subdivision causing property damage and homeowners trees and foliage impacting community property. There was a brief discussion regarding Hurricane Beryl storm debris collection and Mr. Blum noted that the County were now collecting storm debris in the subdivision.

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:13pm. The Managing Agent assisted in recording the meeting minutes.

Approval of the Meeting Minutes: of 25th of June.

COMMUNITY REPORTS:

Contract Deputy Report - Sgt. David Mathieu:

Sgt. Mathieu gave a brief review of the previous month's activities across the district.

Cypress Forest PUD Report - Greg DiCioccio:

Mr. DiCioccio was unavailable. Mrs. Matthews made note of the emergency storm debris Black Bag collection contract the PUD has put in place for the district.

COMMITTEE REPORTS:

Architectural Control Committee- Ron Blum:

Mr. Blum reported:

- Eight ACC approval applications have been submitted and seven approved since the last meeting.
- Mark Warpmaeker, the new ACC team member has been mentored onto the team.
- ACC Guideline Policy to be revised, distributed for board review, approval and filing.

Grounds & Maintenance Report – David Fernandez:

Mr. Fernandez reported on events completed in July:

- Seasonal Color Installation
- Storm Debris Cleanup
- Site Audit and Irrigation Inspection Completed

Two proposals were presented for consideration and approved:

- WO# 24291 Irrigation Repairs \$1,816.57
- WO# 24427 Tree Removal Champion Drive at Louetta \$2,402.11

August events will include:

- Seasonal Color Monitoring
- Tree and shrub insect and disease inspection
- Irrigation inspections
- Irrigation adjustments
- Ant mound mitigation

Between meeting a special community grounds storm debris collection was approved at cost of debris disposal only.

Wall & Hardscape Committee – Bill Boyle:

Mr. Boyle reported:

- Masonry Solutions wall repairs as approved in June are nearing completion.
- Work on the restorative repairs of our association's two gate houses on Champion Drive at Louetta continues. New electrics and irrigation in process. Once work is completed the surrounding ground will be smoothed in preparation for replanting when the weather cools.
- Proposals are being refined for lighting of the entrance monuments and trees
- The Board approved sign: "Your HOA Dollars at Work" is now displayed at the gate house restoration site.

Website & Community Liaison Update – Mary Matthews:

- Women's Club volunteers organized a 4th of July Parade. We appreciate their contributions to the subdivision.
- August's WC magazine article submission focused on services the county provides to the neighborhood and how to request them along with the safety message "Turn around, don't drown".
- September's article submission will be on Parking along with a safety message on Distracted Driving.

Security – Mary Matthews:

- Flock continue to monitor camera performance and replace equipment as needed
- Estates at Windrush have paid their CFF annual contribution of the cost of one Flock camera subscription

MANAGEMENT REPORT:

Financial Review – Shannon Abernathy, PMG:

- June financials were reviewed
- Delinquency status reviewed. 2024 assessments remaining unpaid \$8,976.84

Legal:

- No authorization for lawsuits to file judicial foreclosure on property accounts were considered.
- Several Deed Restriction Violations were considered and approved for escalation to our attorney's office.

Scheduling Of Next Meeting:

The next regular meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for August 27th, 2024, at 6:00 PM via Zoom

EXECUTIVE SESSION

The Board discussed legal reports, accounts receivable and deed restriction violations and inspection processes and procedures.

The Board authorized Mrs. Matthews to continue to seek alternative counsel on another outstanding legal case.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8.06 pm

Respectfully submitted: Recording Secretary _____

Approved as Correct:

27th August 2024 Date

 _____ Mary Matthews Director