

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST
FUND, INC. HELD ON AUGUST 27th, 2024, AT 6:00 PM, Via ZOOM TELECONFERENCE

DIRECTORS PRESENT:

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

DIRECTOR ABSENT:

In Attendance:

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

Owner Forum:

No owners present.

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:03pm. The Managing Agent assisted in recording the meeting minutes.

Approval of the Meeting Minutes: of 23rd of July.

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 unable to attend.

COMMITTEE REPORTS:

Architectural Control Committee- Ron Blum:

Mr. Blum reported:

- Twenty ACC approval applications have been submitted since the last meeting with all but one being approved.
- Mark Warpmaeker, the new ACC team member has been mentored onto the team and shares the lead role with Ron. Further ACC Team required replacement members being sort.
- Standby Electric Generator policy was considered and approved. It will be filed in the County records this week and then uploaded to the HOA website for reference.

Grounds & Maintenance Report – Wesley Machac:

Mr. Machac who is new to Monarch reported on events completed in August:

- Storm Debris Cleanup
- Site Audit and Irrigation Inspection Completed

One proposal was presented for consideration and approved:

- WO# 24748 Irrigation Repairs \$559.98

There was discussion regarding familiarizing Mr. Machac with the scope of the subdivisions landscape area responsibilities and questions from the Board on pricing and the need for more detailed proposals.

Wall & Hardscape Committee – Bill Boyle:

Mr. Boyle reported:

- Masonry Solutions wall repairs as approved in June were reviewed and after some further work they were confirmed as completed.
- Work on the restorative repairs of our association’s two gate houses on Champion Drive at Louetta is almost complete. The required new electric connections are also completed.
- Irrigation and landscape proposals are in process.
- Proposals are begin considered for lighting of the entrance monuments and nearby trees.

Website & Community Liaison Update – Mary Matthews:

- August monthly HOA email update will feature the Gate House Restoration project before and after pictures and a reminder about election season signage.
- September Women’s Club magazine article submission focused on Street Parking Regulations along with a safety message on Distracted Driving.
- October’s article submission is on Halloween Safety along with a reminder about the using the “9 p.m. Lock Up Routine”.

Security – Mary Matthews:

- Flock continue to monitor camera performance and replace equipment as needed
- Mrs. Matthews reminded those present that the cameras capture license plates of vehicles entering the subdivision for use by law enforcement in preventing and solving crimes.

MANAGEMENT REPORT:

Financial Review – Shannon Abernathy, PMG:

- July financials were reviewed
- Delinquency status reviewed. 2024 assessments remaining unpaid \$8,226.84

Legal:

- Five authorizations for lawsuits to file judicial foreclosure on property accounts were considered and all were approved:

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Scheduling Of Next Meeting:

The next regular meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for September 24th, 2024, at 6:00 PM via Zoom

Further Board Meeting dates for 2024 were set for October 22nd and December 10th.

EXECUTIVE SESSION

The Board discussed legal reports, accounts receivable and deed restriction violations, a neighbor-to-neighbor issue brought before the Board and the inspection processes and procedures.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8.02 pm

Respectfully submitted: Recording Secretary _____

Approved as Correct:

September 24th 2024Date



Mary Matthews Director