

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC. HELD ON SEPTEMBER 24<sup>th</sup>, 2024, AT 6:00 PM, Via ZOOM TELECONFERENCE

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DIRECTORS PRESENT:

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

DIRECTOR ABSENT:

Mary Matthews, President

In Attendance:

Ron Blum of the ACC Team, Jason Mathers, Alicia Able and Amy Fontana of Monarch Landscape Management, 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 27<sup>TH</sup> of August.

**COMMUNITY REPORTS:**

Contract Deputy Report - Sgt. David Mathieu:

Sgt. Mathieu was unable to attend.

Cypress Forest PUD Report - Greg DiCioccio:

Mr. DiCioccio was unable to attend.

**COMMITTEE REPORTS:**

Architectural Control Committee - Ron Blum:

Mr. Blum reported:

- Twenty-three ACC approval applications have been submitted since the last meeting with all but one being approved.
- ACC Team required replacement members being sought.

Grounds & Maintenance Report – Alicia Able & Amy Fontana:

The reported events completed in September were:

- Site Audit and Irrigation Inspection Completed
- WO 24614 Irrigation affecting Seasonal Color C1 and C4
- WO 24748 Replace a stuck valve C34
- Seasonal Color Fertilization

Four proposals were presented for consideration and approved:

- WO# 24291 – Irrigation in the amount of \$3,698.29 was approved
- WO# 24828 – Landau Entrances was tabled
- WO# 24911 – Wing Wall Irrigation in the amount of \$2,399.07 was approved
- WO# 24912 – Wing Wall Landscaping was tabled pending adjustments to the proposal

There was discussion regarding questions from the Board on pricing and the need for more detailed proposals.

Wall & Hardscape Committee – Bill Boyle:

Mr. Boyle reported:

- Work on the restorative repairs of our association’s two gate houses on Champion Drive at Louetta is completed. 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:

- October’s Women’s Club magazine article submission was on Halloween Safety along with a reminder about the using the “9 p.m. Lock Up Routine”.  
November’s article submission is on Thankfulness and Service along with holiday cooking safety.

Security – Mary Matthews:

- Flock continue to monitor camera performance and replace equipment as needed

***MANAGEMENT REPORT:***

Financial Review – Shannon Abernathy, PMG:

- August financials were reviewed
- Delinquency status reviewed. 2024 assessments remaining unpaid \$6,601.84
- 2025 Budget was presented and approved

Legal:

- Three authorizations for lawsuits to file judicial foreclosure on property accounts were considered and all were approved:  
5394821  
5029714  
4715414

Scheduling Of Next Meeting:

The next regular meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for October 22<sup>nd</sup>, 2024, at 6:00 PM via Zoom

The final Board Meeting date for 2024 was set for December 10<sup>th</sup>.

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 7:35 pm

Respectfully submitted:      Recording Secretary \_\_\_\_\_

Approved as Correct:

October 22nd 2024 Date



Mary Matthews Director