

Champion Forest Fund, Inc.

Meeting of the Board of Directors via Zoom Teleconference October 22nd, 2024, at 6 pm

Join Zoom Meeting

<https://us02web.zoom.us/j/87061533935?pwd=U2xWWTBmV3l6bGhzbm9Hc3NVUzcrdz09>

Dial in: 346 248 7799

Meeting ID: 870 6153 3935

Passcode: 319915

AGENDA

1. **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.*
2. **Call to Order**
3. **Contract Deputy Report** – Sgt. David Mathieu
4. **PUD District Report** – Cypress Forest PUD President *Greg DiCioccio*
5. **Approval of Previous Meeting Minutes:** 24th September 2024
5. **Committee and Community Reports:**
 - a. Architectural Control Committee Report -- *ACC Team*
 - Review of applications
 - b. Landscape Maintenance Report – Monarch Landscape Management *Alicia Abell*
 - Review of the previous months work
 - Irrigation review and repair proposals
 - Landscape repair, improvement and planting proposals
 - c. Wall & Hardscape Committee Report – *Bill Boyle*
 - Update on wall work and inspections
 - Update on gatehouse restoration project
 - Proposals for wall repairs, hardscape and lighting enhancements

- d. Security Liaison Report – *Mary Matthews*
 - Flock Safety cameras performance and utilization
 - Safety Awareness Campaign & Postings update
- e. Website & Community Liaison Updates – *Mary Matthews*
 - Website & Public Communications update

7. Management Report – PMG Community Administration Manager

- Financial Statement Review – September 2024
- Delinquency Report

8. Legal – Review and consideration of legal action authorizations requiring approval

- Authorization for lawsuit to file judicial foreclosure on property accounts:
 - 5591776
 - 4721000
- Consideration and vote on accounts with Deed Restriction violations requiring legal action by our Association’s attorneys.

9. Schedule of the Next Meeting of the Board: December 10th , 2024

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