

Firethorne Community Association Inc. Board of Directors met via Zoom from 11:01 a.m. to 12:44 p.m., November 3, 2022, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Louis James, President
Steve Mullins, Vice President
Bill French, Treasurer

Teri Hobbs, Secretary
Gary Boostrom, Parliamentarian

Also present was Margaret Sparkman, Community Manager, Kathleen Oakley, Assistant Community Manager and Austin Barsalou of Barsalou & Associates. Quorum was established, and Mr. James called the meeting to order at 11:01 a.m.

Consent Agenda – The Board approved the September 29, 2022 regular board meeting minutes, October 20, 2022 special meeting minutes, the September financials, the October ARC Applications.

Community Input –

- Janie Ramos spoke about being thankful that the HOA fees aren't as high as other neighborhoods. She also thinks the cosmetic improvement the fence will provide is a good thing but maybe a less expensive option is available.
- Greg Reeves followed up with what Janie said, maybe less expensive option, investigate faux brick like Tamarron.
- Kent Wilson asked about updates on the cell phone tower.
- Ngoc Lam is a new resident who is happy to be in Firethorne.
- Katie Carner asked about the Security Report from the contract deputies, she thinks people would like to see where the money is being spent.

Manager's report–

- Margaret updated the Board on the accounts receivables; the accountants are working on the liens for 2022. Residents are now given 45 days from letters rather than 30 days.

Old Business –

- The Board approved the recommendation by Fort Bend County engineers to not abandon Crescent Leigh Drive and to just put a fence at the end of the stub out.
- The Board approved to consider doing the fencing project in phases instead of all at once and to email a communitywide survey out.
- The Developer's Building now officially belongs to the HOA.

New Business –

- MUD Easement tabled.
- The Board will review the Fox Inspection Report
- The Board approved the Jordan Ranch Aerial Easement
- Lake Management contract approved.
- Marathon Fitness contract approved
- Annual Meeting and Election will be January 12, 2023 at 6pm at the Firethorne Clubhouse. Teri Hobbs position is up at the end of the year and applications will be emailed out soon. The Board approved Bill French to be the Board representative on the Nominating Committee.
- The 2023 Budget was approved. The Community Assessment for 2023 is at \$850. The additional Neighborhood Assessment for Section 25/26(Gated) for 2023 is \$275, making their fees \$1125 total. The additional Neighborhood Assessment for Section 16 West(Gated) for 2023 is \$200, making their fees \$1050 total. Statement will go out at the beginning of December.
- Margaret provided the Board with the Manager's Recap of the Month.
- Next Board Meeting December 1, 2022 at 11 a.m. via Zoom.

Executive Session-- The Board went into Executive Session at 12:03 p.m. to have a legal discussion with the attorney on deed restrictions, deed restriction enforcement and other legal matters.

Executive Session ended at 12:41 p.m.

- The Board approved to write off \$370 on a foreclosed home.
- The Board approved to write off late fees issued to residents in 16W due to accounting error.
- The Board approved to allow MUD151 access over HOA easements to build sidewalks along West Firethorne Road.

The meeting adjourned at approximately 12:44 p.m.