

Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via Teams Meeting at 7:00 P.M. August 28, 2025.

Directors in attendance were:

Robin Short, President
Katie Carner, Vice President
Meredith Lauer, Secretary
Ronald Crasta, Treasurer

Also present was Teele Horacefield, General Manager and Carlethia Ambrose, Assistant Manager, Melissa Hargrove, VP Onsite Managers

Quorum was established, Director Short called the meeting to order at 7:00 PM

Community Input from residence:

There was one (1) resident in attendance to discuss dead landscaping, sidewalk on Wood Lily Dr.

Minutes – Director Carner made a motion to approve the July 24, 2025 minutes as presented, Director Lauer seconded the motion, all in favor, motion carried.

Constable Report – Constable reported there were no major crimes in July, one stolen vehicle from a driveway, property crime is almost nonexistent in our community.

Perimeter Fence Update- Construction Manager Jason Rainosek Aber fence has one (1) warranty claim for a cracked panel in section two (2), they have started working on the punch list, foundations have been poured, and section five (5) painting is complete.

Committee Report:

Amenities Committee – Therese Kotara, Chair

Mrs. Kotara thanked for the Board for their consideration during the last few months. She is working on the Christmas contracts. Met with Aaron's Electric, all work is complete with the exception of one (1) light. Invoices are coming in. Has requested quotes for metal mesh fencing for the volleyball court to prevent any further vandalism. Mrs. Kotara stated they are looking for residents to join the committee.

Modifications Committee – Adam Sowers, Chair – Via Teams

Mr. Sowers reported there were thirty (30) applications for the month of August with only one denial. There is still one vacant position on the committee at this time. The next committee meeting will be held September 30th

Cell Tower Exploratory Committee – Bob Havlin, Chair

Mr. Havlin reported the committee held their last meeting and the report will be posted to the website. All carriers will be connected to the tower by the end of the year. Director Carner made a motion to dissolve the committee, Director Lauer seconded, all in favor, motion carried.

Special Events Committee – Chandra Rathje, Chair

The Fourth of July parking lot parade was a success, the next food truck event is scheduled for September 5th from 5 – 8:30. The Fall Festival is October 11 and the garage sale is November 1. There are open positions on the committee and is actively looking for volunteers.

Community Watch Committee

No updates were provided. The association is currently seeking a volunteer to lead this committee.

Financials – Ronald Crasta – Treasurer

Director Crasta reported he is monitoring the bank accounts to ensure everything is transitioning smoothly. Requested residents to check their accounts in Vantaca to assure they have transferred properly. Directed Carner made a motion to approve the waiving of any balances of \$20 or less from resident's accounts, Director Lauer seconded the motion, all in favor, motion carried. Director Crasta made a motion to approve the transfer of \$226,000 common funds, \$11,800 Gated Sec 25/26, and \$3,700 Gated Sec 16 to their reserve accounts based off the recommendation from the 2024 audit,

Director Carner seconded, all in favor, motion carried. Director Crasta made a motion to approve the June 2025 and July 2025 financials as presented. Director Lauer seconded, all in favor, motion carried.

Manager's Report– Manager's Recap of the Month Report

Mrs. Horacefield reported she met with vendors for bids on cleaning, repairs, and maintenance of the facilities. Worked with Lake Management and landscaper on tree care, lake maintenance and irrigation damage from fence installation. The fiber internet installation is progressing with an anticipated completion date in the next week. The HOA Porter has started pressure washing sidewalks and umbrella structures at the pool.

Ratify E-Mail Approvals

In accordance with Texas Property Code § 209.0051(h), the following actions taken between meetings by unanimous consent of the Board were ratified:

- a) ABP Job Card 49387 – comp pool chlorinator & backwash valve \$200
- b) ABP Job Card 49386 -rec pool chlorinator & backwash valve \$200
- c) ABP Job Card 49264 – rec pool 3HP motor \$1,149.14
- d) ABP Job Card 49217 – rec pool check valve & diverter valve replacement \$837.13
- e) Hagan Mechanical New 5 ton unit install at the N Clubhouse \$16,000
- f) ABP Job Card 49207 – backflow preventer valve \$941.98
- g) Aber Fence change order – Hydro-excavated piers \$13,520

Director Short made motion to approve the ratification of the above actions, Director Carner seconded, all in favor, motion carried.

New Business

Appliance Warranty Comparison Bids

The Board reviewed pricing from two companies, requested additional information – action tabled

ARC & Board Communication Procedure

The ARC Chair is working with management to fine tune the procedure to ensure the best possible turnaround times on applications

2026 Budget Workshop

The 2026 Community Budget Workshop is scheduled for October 6, 2025

Boy Scout Flags

Director Carner made a motion to approve the estimate for placement of 22 American flags in 22 locations throughout the community for six (6) holidays. Director Lauer seconded the motion, all in favor, motion carried.

Collection Policy and Deed Restriction Guidelines

Director Carner made a motion to have Barsalou Law Firm compose a new Collection Policy and a Deed Restriction Policy clarifying storage location of trashcans and times allowed at the curd, Director Short seconded the motion, all in favor, motion carried.

2026 Annual Meeting

The 2026 Annual Meeting will be held January 8, 2026. More details to follow.

Next Board Meeting, Thursday, September 25, 2025, at 7:00 PM

Executive Session-- The Board went into Executive Session.

Discuss Legal and Other Association Matters

Executive Session ended

Open Session

Director Carner made a motion to approve the waiver of \$25 from account #601266538, requested more information for account #601269250, deny the fee waiver request for acct #601266527, Director Lauer seconded the motion, all in favor, motion carried.

A motion was made to accept the resignation from Director Carner, motion was seconded, all in favor, motion carried. Director Lauer made a motion to appoint Katie Carner to the terms that expires in January 2027, Director Crasta seconded the motion, all in favor, motion carried.

With no further executive decisions to be made, Director Carner made a motion to adjourn, Director Laurer seconded the motion, all in favor, motion carried.

Adjourn

Meeting was adjourned at 9:16 PM

A handwritten signature in black ink, appearing to read 'M. Lauer', followed by a horizontal line.

Meredith Lauer, Secretary