

Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via Teams Meeting from 7:00p.m. to 8:56 p.m., September 26, 2024, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Robin Short, President  
Cory Rivenburgh, Secretary

Ronald Crasta, Treasurer

Also present was Manny Lugo, Community Manager, Asst. Community Manager, Kathleen Oakley. Quorum was established, and Mr. Short called the meeting to order at 7:00 p.m.

**Minutes** – August 29, 2024, minutes were approved.

**Constable Report** –Deputy Litvik read the Monthly Deputy's Report.

**Perimeter Fence Update-** Mr. Short wanted to remind everyone that Jason Rainosek is working for the HOA and is the go between for the HOA and Aber. Jason stated that Phase 1 of the project is about 55% complete and 2 months ahead of schedule. The Board approved the 4<sup>th</sup> installment payment of \$367,122.29 to Aber. The Board also approved additional fees of \$575 and \$518 that will be billed towards the hydro excavation allowance.

**Committee Report –**

- Therese Kotara reported that the MUD installed the bench along South Firethorne Road. The rails for the pools are in but no installation date yet. The North Clubhouse project is still in progress. The tennis court recommendation will go to the committee members before it is ready to come to the Board.
- Adam Sowers of the Modification Committee stated the committee is current on the applications. He will send the guideline change recommendations to the Board next week. He also had a question about lease houses and if there was a way for neighbors to who lived in the homes.
- Bob Havlin from the Cell Tower Committee stated that Public Storage is moving forward with a multicarrier cell tower. The small tower installation has begun in adjected neighborhoods. The Kingsland upgrade has improved capacity.
- Meredith Lauer from Community Watch was unable to attend but sent a message that there was a great response to the Self Defense Class and to remember the "9pm Rule", lock your doors and turn on your porch lights.
- Upcoming Special Events: Fall Fest- October 12, Garage Sale- November 2 and Food Truck Friday- November 8. The committee is considering some new events as well.
- The Board stated if a representative for the Firefish Swim Team starts attending the monthly Board meetings, they don't think there is a need for a special meeting. A representative from the swim team stopped by later in the meeting and was responsive to the Borad's request.

**Financials** – July Financials were approved.

**Manager's Report–**

- Manny provided the Board with the Manager's Recap of the Month Report.

**Old Business –**

- The Board will review the pool and landscaping RFPs.
- The insurance check arrived however it was addressed to the POA instead of the HOA so it will be reissued.
- The North Clubhouse repair quotes should arrive next week.
- Management has been working on the punch list of repairs. Manny is meeting with AOC to get quotes on some of the projects.
- The Tracking List will be updated on the share drive by next week.

**New Business –**

- The Board ratified emailed approvals of volleyball court maintenance, Fall Fest sponsors, management certificate, vendor selection criteria, bank account funds and Budget Meeting date.
  - The Board declined Associa' s Rental Program.
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- The residents who are using the North Clubhouse for a photo shoot must put down a \$700 deposit.
- The 5K request has been approved but they must provide the permits to the Board prior to the event. They must put down a deposit and pay a cleaning fee.
- Lake Management contract was tabled until the Board and Management can meet with Lake Management to discuss certain issues.
- The Board wants management to pick new dates for the Townsq Marketing Relaunch.
- If the MUD just like any other resident want to use a Clubhouse, they must put down a \$700 deposit.
- The November and December Board Meeting will take place a week earlier each month because of the holidays, they are November 21, 2024, and December 19, 2024.
- Next Board Meeting Thursday, October 24, 2024, at 7 p.m., in a hybrid format.

**Executive Session--** The Board went into Executive Session at 8:40 p.m.

**Executive Session ended at 8:55 p.m.**

- The Board approved moving forward with one foreclosure.

The meeting was adjourned at approximately 8:56 p.m.



Cory Rivenburgh, Secretary