

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., November 21, 2024, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Robin Short, President  
Katie Carner, Vice President  
Ronald Crasta, Treasurer

Cory Rivenburgh, Secretary  
Gary Boostrom, Board Member (Via Teams)

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

**Minutes** – October 21, 2024, minutes were approved.

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

The board requests that the deputy assist in the school zone with the sidewalk construction by Ezee Fiber.

**Perimeter Fence Update-** Jason Rainosek stated that some decent progress had been made in Scope Area 2, which is about 99% complete. Scope of Area 3: Some cleanup needs to be completed, and they are about 99% complete. Scope Area 4: They are 90% to complete setting panels before Thanksgiving. Jason received a proposal to add to Phase 1 Scope Areas 8 and 10 for \$300,678.00. The board unanimously approved the change order for Scope Areas 8 and 10 to be added to Phase 1. Jason also reported that the project is 75 % complete on phase 1 and 50% complete with the entire project.

**Committee Report –**

- Therese Kotara reported that the MUD installed the bench along South Firethorne Road. The rails for the recreational pools are install. The North Clubhouse project is coming to a closing reviewing cleaning contract and security fees, searching for prices on fencing the field. Working on the christmas decoration. Therese recommended a local electrician to the association.
- Adam Sowers of the Modification Committee Application is updated as they are received. The board is waiting for guidance on the guideline change recommendations from the association attorneys.
- Bob Havlin from the Cell Tower Committee reported a new development regarding a cellphone tower near Tamarant Point. There are four potential sites around the Firethorne community: Jordan Ranch, Public Storage, Lindsey Elementary, and Jordan Crossing at a future shopping center. These sites are being developed simultaneously.
- Meredith Lauer from Community Watch shared some important reminders: During the holiday season, Amazon delivery vehicles may not always have visible markings. If you see one in your neighborhood, it doesn't automatically suggest something suspicious. Additionally, if you are expecting visitors, please be considerate and avoid blocking your neighbor's driveway. Regarding a recent incident, a neighbor was walking two dogs when they got into a fight.
- Shandra Special Events: Fall Fest and Food Truck Friday was a success. The upcoming event is on December 7 at Frostin Fest. December 14 Neighborhood Story Teller. Another Food Truck Friday on January 10, and possibly schedule several in 2025 on January, March, May, September, and November.
- Firefish Swim Team will be providing a report in January.

**Financials** – October 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 RFPs on the December board meeting.
- The Board unanimously approved the Lake Management Contract for 2025.
- The North Clubhouse repair MRI will provide proposal to examine the structural integrity of the columns.

**New Business –**

- The board approve the painting of the S Clubhouse (Same Color inside and out)
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- The Board unanimously approved for (Manny) Property Manager to complete the Syber Insurance Application.
- Next Board Meeting Thursday, December 19, 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 to place one account on hold until January.

The meeting was adjourned at approximately 9:10 p.m.

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Cory Rivenburgh, Secretary