

Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via Teams Meeting from 7:00 P.M. to 9:05 P.M., January 28, 2025, pursuant to the attached Notice.

Directors in attendance were:

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

Meredith Laver  
~~Cory Rivenburgh~~, Secretary  
Gary Boostrom, Director (Via Teams)

Also present was Manny Lugo, General Manager, Susan Harrison, Assistant General Manager and (via teams) Associa/PMG Branch President, Morgan Place.

Quorum was established, and Mr. Short called the meeting to order at 7:00 P.M.

**Minutes** – Katie made the motion to approve the December 19, 2024 minutes as revised, Ronnie seconded, motion was approved unanimously.

**Constable Report** –Deputy Litvik read the Monthly Deputy's Report. She discussed mail theft and noted that it is happening all over the Houston area. Reminded everyone to report suspicious activity to Fort Bend non-emergency number.

Additional discussion on the use of ATV's, dirt bikes, electric bikes, electric skateboards and Golf Carts on roads and sidewalks. No electronic vehicles are allowed on the sidewalks. Riding ATV's, dirt bikes and Golf Carts around the neighborhood streets, is illegal.

**Perimeter Fence Update-** Construction manager, Jason Rainosek, reported they are still ahead of schedule, with 80% of Phase 1 done. He reported some utility conflicts in some areas, these areas need to be drilled using hydro excavation.

Katie made a motion for additional hydro excavation in the area behind Shell/Timewise in the amount of \$6,258.00, as recommended by Jason, Ronnie seconded, with one opposed the motion was passed.

On Phase 2, Our attorney Barsalou & Associates, has drafted the letters and authorizations. Board is still reviewing and finalizing the letters. Hoping to approve at the February meeting and schedule them to be sent out. Additional discussions needed on funding for Phase 2.

**Committee Report –**

**Amenities Committee – Therese Kotara - Chair**

- reported on the N. Clubhouse, A fire marshal inspection is needed to determine how the building can be used. Katie made a motion to approve \$450 for the cost of the fire marshal inspection for the N.. Clubhouse. Ronnie seconded, and the motion was approved unanimously.
- Reported that they are looking at keyless entry for the both clubhouses and updating fob system.
- Continuing to work on Wood Lily proposed sidewalk project.
- Reported on sports field and gates projects
- Discussed the problems with lighting around the clubhouse and field lights, she is getting bids

**Modifications Committee – Adam Sowers – Chair**

- Looking for one volunteer to add to the committee.
- Reported they are staying up to date on applications, the process is taking 7 – 10 days now.
- Discussion in Executive Session regarding updates to the modification guidelines.

**Community Watch Committee -**

- We are currently looking for volunteers for this committee..

**Cell Tower Exploratory Committee – Bob Havin– Chair**

- Not present at the meeting, however he reported that the LCISD board has approved a cell tower to be located near Lindsey Elementary and Jordan Crossing. Construction is also expected to start in April or May, 2025. Public Storage is still working with cell tower company for a second proposed tower on their site.

**Special Events Committee – Chandra Rathje – Chair**

- The Special Events Committee report was not presented as the committee member was absent
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**Firethorne Fire Fish – Swim Team**

- The Swim Team report was not presented as the representative was absent.

**Financials – Ronald Crasta – Treasurer**

- Ronnie moved not to approve December Financials. He is waiting on adjustments to be made from pending allocation of costs to the gated sections and for response on requested information from auditor on the transition audit.

**Manager's Report–**

**a) Manager's Recap of the Month Report**

- Manny reported high office activity with resident inquiries via calls, emails, Town Sq requests, and in-person visits. The Board also discussed ongoing concerns regarding lockbox payment delays and emphasized the need for continue follow-up on responsiveness issues with PMG and on-site management.
- Reported on the N. Clubhouse, separation of the front porch roof is due to poor installation of the roof. He is getting proposals to fix the damage.
- Section 25/26 east gated exit gate is not working due to erosion of the lower part of the fencing. Repairs are scheduled to start Wednesday, Jan. 29, 2025. Ronnie Crasta, has been asked to be the contact on this matter.
- Board asked Manny to provide a preferred vendor list.

**b) Account receivable report, including update on delinquent accounts.**

- The requested Accounts Receivable report has not been completed; however, Morgan Place indicated she understands the information needed.

**Old Business –**

- The Board will review Pool RFP** in Executive Session.
- Landscape RFP** – Was not in board packet, will review before next meeting.
- North Clubhouse Update** – Included in management and amenities committee report.
- South Clubhouse Update** – Have bids for painting, RFP will be prepared for February Board meeting.
- Water Wheel repair.** Katie made a motion and Meredith seconded to accept the proposal in the amount of \$1,104.74 to have the repairs made. The motion was accepted unanimously. Additionally, management is to work with the amenities committee and have signage added, asking resident to stay off the water wheel.
- Sport Field and Court Rules** – Terese will send to Board, they were not included in the board packet.
- Tennis Court Reservation** – Need new rules, revised by amenities committee, to be added to Town Sq. before reservations to go live. Include new rules in February Newsletter.
- Update on Associa progress on remaining transition items** – This discussed has been moved to Executive Session
- Modification committee proposed revisions to guidelines** – This discussion has been moved to Executive Session.

**New Business –**

- Appoint Committee Chairs** – Reappointed Therese Kotara as Amenities Committee Chair, Adam Sowers as Modification Committee Chair, and Chandra Rathje as Special Events Committee Char. Remaining Chair positions will be address in February.
- Cypress Creek Mosquito Contract** – Tabled decision, requested information on spray schedule and how many sprays are done.
- Gardner & Martin Flags Contract** – Board has directed management to look into finding a company that not only supplies the flags but would provide service in maintaining the status of the flag during the year. Some additional discussion on finding volunteers in the community.
- Appoint Committee Chairs** – double entry on agenda
- Payment of 2025 assessments, including Associa collection procedures and timing for mailed payments and payment plan** – This discussion has been moved to Executive Session
- Tennis Court Update** – Discussion on replacement of wind screens for the Tennis/Pickleball courts. Management with the help amenities, to have these screens repaired or replaced and have vendor maintain the screens weekly.
- Nagesh & Associates Audit Engagement Letter** – Katie motioned to accept and sign the Audit Engagement Letter, Ronnie seconded the motion and it was passed unanimously.

**Next Board Meeting, Thursday, February 27, 2025 at 7:00 PM**

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**Executive Session--** The Board went into Executive Session at 8:00 p.m.

Homeowner request – Katie motioned to deny, homeowners request to have delinquency fees waived. Meredith seconded; motion was passed unanimously.

The attorney reviewed the changes requested, by the modification committee, for the modification guidelines with the Board.

The Board authorized our attorney to negotiate a contract with A-Beautiful Pools for the maintenance of both pools.

The Board authorized the management company to allow residents to request a payment plan for 2025 assessments during the month of February. Katie motioned; Ronnie seconded motion was carried unanimously.

Katie made a motion, based on the recommended by the attorney, to foreclosure on one property. Ronnie seconded; motion was passed unanimous

**Executive Session ended at 09:05 P.M.**



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Meredith Lauer, Secretary