



Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via Teams Meeting at 7:00 P.M. November 11, 2025.

Directors in attendance were:

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

Also present was Teelee Horacefield, General Manager

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

Community Input from residence:

No input from residents

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

Constable Report – Constable reported there were 78 dispatched calls, 23 traffic contacts, 7 reports, reports included 1 criminal mischief, 1 burglary of unoccupied house, and property check

Perimeter Fence Update- 98% of the contract has been completed. Director Carner made a motion to approve change order # 8 in the amount of \$1,449.00, Director Shorts seconded the motion, all in favor, motion carried.

Committee Report:

Director Short has requested that all committees have a Deputy Chairperson in place.

Amenities Committee – Therese Kotara, Chair

Mrs. Kotara reported she is obtaining bids for the sidewalk on Wood Lily and reported on the status of the removal of equipment from the abandoned drill site.

Modifications Committee – Adam Sowers, Chair –

Mr. Sowers reported there were a total of 29 approved ARC applications for the month of October. Mr. Sower also reminded the community there are open positions on the ARC Committee, please reach out to management if interested.

Special Events Committee – Chandra Rathje, Chair via Teams

Miss Rathje reported the community garage sale was on November 1, Food Truck Friday was November 7th. The Fall Craft Fair was November 8th with 38 vendors in attendance. Feedback from the community was very positive. The community Frosty Event is scheduled for December 6th.

Community Watch Committee

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

Financials – Ronald Crasta – Treasurer

Director Crasta requested an engagement letter from the Association CPA in preparation of the 2025 audit to take place in early 2026.

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

Mrs. Horacefield reported the N Clubhouse passed the Fire Marshall inspection; we are waiting for Fort Bend County to issue the Certificate of Occupancy. Continuation of soliciting bids or the consolidation of services as well as maintenance contracts. All items left by the developer have been removed from the N Clubhouse and office set up is complete. Historical Association documents have been moved from the website to the homeowner portal. We worked on the 2025 Year End Budget as well as the 2026 Budget.

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:

Director Carner made a motion to approve the following ratified actions: Sixthman Construction, playground repairs \$600, Door King Gate system for Sec 25-26 \$8,182, ABP pool pump at the competition pool \$1,149.14, Brite ideas Decorating \$1,390.35, Lori's Lighted D'Lites \$3,315.74, Custom Scapes, Kiddie mulch for playground in Sec 25-26 \$6,135, and Emerson Holiday Lighting, \$33,826.68. Director Lauer seconded the motion, all in favor, motion carried.

New Business

Collection Policy

Director Carner made a motion to adopt the proposed collection policy, Director Lauer seconded the motion, all in favor, motion carried.

2025 Projected Year End Budget

Director Carner made a motion to approve the 2025 Projected Year End Budget as presented. Director Lauer seconded the motion, all in favor, motion carried.

2026 Budget

Tabled

Solar Panel Guidelines

Director Carner made a motion to adopt the updated Solar Panel Guidelines, Director Lauer seconded the motion, all in favor, motion carried.

Flagpole Cleat Lock

Director Carner made a motion to approve Kronbergs Flags proposal for \$3,320 to add locks to the cleats on the flagpoles. Director Lauer seconded the motion, all in favor, motion carried.

N Clubhouse Ceiling Repair

Director Carner made a motion to approve Custom Scapes proposal of \$6,320.00 to repair and paint the back patio ceiling of the N Clubhouse. Director Lauer seconded the motion, all in favor, motion carried.

N Clubhouse Exterior Light Replacement

Director Short made a motion to approve Aarons Electrical proposal for \$2,220.00 to replace 24 ceiling lights. Director Carner seconded the motion, all in favor, motion carried.

Tree Trimming

Director Carner made a motion to approve Custom Scapes proposal for \$58,725.00 to trim all trees in the community. Director Lauer seconded the motion, all in favor, motion carried.

Competition Pool Gate Repair

Director Carner made a motion to approve Custom Scapes proposal for \$2,105.00 to repair gates at the competition pool. Director Lauer seconded the motion, all in favor, motion carried.

S Clubhouse Trash Can Enclosure

Director Carner made a motion to approve Custom Scapes proposal for \$2,950.00 to construct an enclosure to storage the trashcans at the S Clubhouse. Lauer seconded the motion, all in favor, motion carried.

Sand Volleyball Card Reader Rewire

Director Carner made a motion to approve ICSH proposal for \$2,265.00 for relocation of the exit button at the volleyball court. Director Short seconded the motion, all in favor, motion carried.

Pool Management

Director Carner made a motion to approve the contract from Aquatic Management of Houston, subject to review of legal counsel, for \$269,663.00. Director Short seconded the motion, all in favor, motion carried.

Next Board Meeting, Thursday, November 20, 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 lawsuit for collections for the following accounts: XN9092448, XN9092453, XN909636, XN909637, XN9090566, XN909653, XN9090589, XN9090586, XN9090591, XN9090564, XN9090638, XN9090464, and XN9090563 Director Short seconded the motion, all in favor, motion carried.

Director Carner made a motion to send deed restriction XN9109580 – pressure wash; to the attorney for the further enforcement action. Director Short seconded the motion, all in favor, motion carried.

Director Carner made a motion to waive fees from 601266891, Director Short seconded the motion, all in favor, motion carried.

Director Carner made a motion to approve the refund of overpayment of 601266679, Director Short seconded the motion, all in favor, motion carried.

Director Carner made a motion to deny the fee waiver request of 601268611 pending further information, Director Short seconded the motion, all in favor, motion carried.

Adjourn

Meeting was adjourned at 9:25 PM



Meredith Lauer, Secretary