

Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via ZOOM from 7:00 p.m. to 9:20 p.m., July 26, 2023, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Robin Short, President
Katie Carner, Vice President
Bill French, Secretary

Robert Taliaferro, Treasurer
Gary Boostrom, Board Member

Also present was Margaret Sparkman, Community Manager, Asst. Community Manager, Kathleen Oakley and Austin Barsalou of Barsalou & Associates. Quorum was established, and Mr. Short called the meeting to order at 7:00 p.m.

Community Input –

- Mr. Enockson spoke to the Board about forms of communication. He doesn't feel that email and posting on the website is adequate. He thinks every correspondence should be sent via snail mail. Mr. Short stated that it would get very costly.
- Stephanie LaFleur lives in West Firethorne and has concerns about her family's health with the potential addition of a cell phone tower. She also is worried about how home values will be affected.
- Ben Westland has a petition signed by 100 neighbors regarding the cell phone tower and thinks the Board should consider different locations.
- Van Atwood is also concerned about placement of the cell tower as well as health ramifications.
- Mike McDonald didn't have much else to add about the cell phone tower issue but thinks a better location can be found than on West Firethorne Road near Section West 16.
- Chris Dante spoke about the mistreatment/misuse of community property. Mr. Short suggested that if you see something, say something.
- Baldemar Ramirez stated that Perry Homes documented the area on West Firethorne as a drill site and that nothing will be built on that property.
- Natalie Garcia also spoke about the cell phone tower. She felt the survey was one-sided. She has concerns about location, health impact as well as how the wildlife might be impacted.
- Liam Poole thanked the Board for the opportunity to place the vending machine behind the Community Center building. He is disappointed because kids are stuffing leaves into the coin slot. He also asked the Board if he could put signs up to let people know about the vending machine.
- A resident asked about xeriscaping. The Board would like for Van and the Modification Committee to investigate this.

Mr. Short stated that no decision on the location has been made. The Board plans on appointing a Chairperson to a Cell Phone Tower Exploratory Committee tonight.

Consent Agenda – The June Board Meeting minutes, June financials, June ARC applications were all approved.

Manager's Report–

- Margaret updated the Board on the accounts receivables and delinquent accounts.

Committee Reports—

- The Amenities committee is looking into adding a new piece of playground equipment for this year. They have begun researching options for next year's budget include pricing for new pool furniture and security cameras. Amenities meetings are on the first Wednesday of each month and is open for residents to attend.
- The Community Watch Committee is going to get back up and running. They are currently looking for new members.

Old Business –

- Mr. Barsalou stated that the title cleanup is in progress on the PAS property acquisition for Crossover Road.
- The Board wants to look at dates for Board Training.
- The Board is working hard to get the Perimeter Fence Contract finalized.
- RFP for the Association Management Company was moved into Executive Session.

New Business –

- The Board was given information about a potential hike and bike trail that would enter part of Firethorne. No action needed at this time.
 - The Board unanimously approved the creation of a Cell Phone Tower Exploratory Committee. The purpose of this committee is to investigate the best and safest area within Firethorne to provide the most widespread cell phone coverage.
 - The Board unanimously approved Trey Campbell to chair the Cell Phone Tower Exploratory Committee.
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- Mr. French briefly updated the Board on the North Firethorne Clubhouse usage survey and they were given information to review.
- Deputy Adkins, one of Firethorne's contract deputy's from the Fort Bend Precinct 1 Constable's office introduced himself, residents are welcome to reach out to him with any non-emergency concerns.
- Amending the budget was tabled.
- Margaret provided the Board with the Manager's Recap of the Month Report.
- Next Board Meeting Wednesday, August 23, 2023 at 7 p.m.

Executive Session-- The Board went into Executive Session at 8:41 p.m. to discuss the Management RFP, appeals of ARC decisions and a late fee waiver.

Executive Session ended at 9:16 p.m.

- The Board approved the Management Company RFP. The submissions will be received by Austin Barsalou.
- The Board unanimously denied the ARC resubmission request.
- The Board denied the modification appeal.

The meeting adjourned at approximately 9:20 p.m.

Bill French, Secretary