

Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via Teams Meeting from 7:03p.m. to 9:49 p.m., July 31, 2024, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Katie Carner, Vice President
Cory Rivenburgh, Secretary

Ronald Crasta, Treasurer
Gary Boostrom, Board Member (via Teams)

Also present was Manny Lugo, Community Manager, Asst. Community Manager, Kathleen Oakley and Chase Hague of Barsalou & Associates. Quorum was established, and Mr. Short called the meeting to order at 7:03 p.m.

Community Input-

- A resident asked the Board if the new perimeter fencing could be added along the utility easement off FM1463 between North and South Firethorne Roads.
- The resident requesting the installation of cricket ball fields requested an update.
- A resident from Monarch Terrace Drive asked for an update on the perimeter fencing behind the homes on this street.

Minutes – June 26, 2024, minutes were approved.

Constable Report –Deputy Litvik read the Monthly Deputy’s Report.

Financials – No financials

Committee Report –

- Therese Kotara of the Amenities Committee stated that Terry’s Landscaping will be installing the MUD bench in the next couple of weeks. The pool handrails should be ready to be installed the first or second week in September. Mrs. Kotara also said the committee is concluding the research on the North Clubhouse recommendation. The committee is also working on tennis scheduling as well as Wood Lily. The Board accepted the Amenities committee’s recommendation to not approve the cricket fields request.
- Adam Sowers of the Modification Committee was unable to attend the meeting but he sent a message stating the committee will be receiving training for TownSq so modification applications submissions can move to that platform.
- Bob Havlin from the Cell Tower Committee was also unable to attend but sent a message as well. County engineers confirmed that small cell installation is funded and scheduled for later in 2024.They are still working on the contract with the tower company. He also said that the FCC complaints are receiving responses from the carriers.
- Meredith Lauer from the Community Watch Committee thanked everyone for their willingness to help neighbors during and after the hurricane. She also reiterated that in an emergency you should contact the authorities not the committee or HOA.

Manager’s Report–

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

Old Business –

- The Board was updated on the pool and landscaping RFP progress.

New Business –

- Jason updated the Board on the perimeter fence project. Phase 1 is about 30% complete, the hurricane slightly slowed progress. The Board approved having All Green remove the necessary trees at the cost of \$5614.93. The Board approved the third payment of \$238,125.14 to Aber. Lastly, the Board approved \$61,370 for BGE to begin their studies on Phase 2 of the fence project.
 - The Board approved the 5-year warranty for the generators.
 - The Board approved management to fill out a right of entry form so Fort Bend County can enter the gated sections for debris pick up.
 - The Board ratified three approvals that were made via email. The Clubhouse deck repairs totaling \$3400 were approved. The Board approved the perimeter fence project change order totaling \$6750. Lastly, the Board approved early voting at the North Clubhouse.
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- The Board approved extending the hold on late fees until August 31, 2024.
- The Board decided to move the monthly board meeting back to the 4th Thursday of each month except for next month. The August meeting will be on the 4th Thursday.
- Next Board Meeting Thursday, August 29, 2024, at 7 p.m., in a hybrid format.

Executive Session-- The Board went into Executive Session at 8:43 p.m.

Executive Session ended at 9:46 p.m.

- The Board approved moving forward with one lawsuit and two default judgements.
- The Board denied tennis court event request.
- The two MUD temporary easement forms were put on hold until the Board has more time to review.

The meeting was adjourned at approximately 9:49 p.m.



Cory Rivenburgh, Secretary