

Firethorne Community Association Inc. Board of Directors met via Zoom from 11:02 a.m. to 1:00 p.m., December 1, 2022, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Louis James, President
Steve Mullins, Vice President
Bill French, Treasurer

Teri Hobbs, Secretary
Gary Boostrom, Parliamentarian

Also present was Margaret Sparkman, Community Manager and Kathleen Oakley. Quorum was established, and Mr. James called the meeting to order at 11:02 a.m.

Consent Agenda – The Board moved the November 3, 2022 regular board meeting minutes out of the Consent Agenda, the October financials and the November ARC Applications approved.

Removed Items- The November Board Meeting minutes were approved with corrected date.

Community Input –

- David Carner mentioned that the HOA Office hours were not on the website. He stated because he lives on the eastside of Firethorne he will not be getting much out of the perimeter fencing. He also questioned if the perimeter fencing would be done the right way with land survey conducted and architects brought in.
- Susan Stable, also lives on the eastside was surprised by the traffic noise question on the survey and was concerned about safety around the lake on the east side next to FM1463.
- Robin Short is concerned about the new parking rules. He also feels that phase 2 of the perimeter fence project should take priority.
- Franco Spano asked when the bill statement will go out this year.
- Katie Carner apologized for creating confusion with survey, but she doesn't feel it was a good representation because many people said they never received it. She would also like to know if it is possible for residents to listen in on the budget meeting

Manager's report–

- Margaret updated the Board on the accounts receivables. She also mentioned that the HOA assessment bills were sent to be processed yesterday and there is a 48-72 hours turnaround.

Old Business –

- Teri made a motion for the HOA to move forward with the project of installing a perimeter fence in the community as close as possible to the owner's property line; Bill seconds the motion. Steve and Louis vote yes and Gary votes no.
- The Board unanimously approved a phased approach to the fence project, starting with Phase 1 (Crossover Road and West Firethorne Road).
- The Board moved the discussion of the fence height into Executive Session.
- Sports Field Light discussion is tabled until the January or February Board Meeting.

New Business –

- The Frosty Fest sponsors were approved.
- The Canady & Canady Compilation Engagement was approved.
- The statement of values from Higginbotham Insurance Company was approved.
- Margaret provided the Board with the Manager's Recap of the Month.
- The Nagesh & Carter's Engagement letter was approved.
- Next Board Meeting January 26, 2023 at 11 a.m. via Zoom and the Annual Meeting will be on January 12, 2023 at Clubhouse at 6 p.m.

Executive Session-- The Board went into Executive Session at 12:20 p.m. to have discussion on deed restrictions, deed restriction enforcement and other matters.

Executive Session ended at 12:57 p.m.

- The Board approved to accept a revised payment plan on a delinquent account with new balance.
- The Board approved removing the \$30 late fee from West 16 accounts.
- The Board tabled the discussion on the perimeter fence height until December 8, 2023 at 8 a.m., to include legal counsel.

The meeting adjourned at approximately 1:00 p.m.
