

Firethorne Community Association Inc. Board of Directors met via Zoom at 10:04 a.m. to 11:38 a.m. September 16, 2022, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Louis James, President  
Steve Mullins, Vice President  
Teri Hobbs, Secretary

Gary Boostrom, Parliamentarian  
Bill French, Treasurer

Also present was Margaret Sparkman, Community Manager, Kathleen Oakley, Assistant Community Manager, Austin Barsalou of Barsalou & Associates and Stacie Gage, Amenities Committee Chair. Quorum was established, and Mr. James called the meeting to order at 10:04 a.m.

The Board wanted the Amenities Committee and Special Events Committee Chairs to provide them with some ideas of what the developers' building could be used for if it were to be acquired by the HOA. Stacie Gage, Amenities Committee Chair gave several ideas including management office, holiday party, sitting area, coffee bar, recreation room, restaurant and events venue. Rebecca Dobis, Special Events Committee Chair was unable to attend but sent a list of ideas including community special events as well as other social events.

**Executive Session--** The Board went into Executive Session at 10:17 a.m. to have a legal discussion with the attorney on deed restrictions and contract negotiations.

**Executive Session ended at 11:34 a.m.**

- The Board approved making an offer to purchase the developers' building.
- The Board accepted the Bluegrass proposal for the landscaping of 2 sections affected by the NFBWA pipeline project.
- The Board approved having Austin Barsalou submit a counteroffer to PAS regarding the Crossover Road pipeline project.
- The Board approved adjusting the limited variance for denied roof applications. The variance will now state that the homeowner must change the roof to an approved color within 10 years, this variance will run with the land.

The meeting adjourned at approximately 11:38 a.m.

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Teri Hobbs, Secretary