



COMMUNITY ASSOCIATION, INC.

NOTICE OF MEETING OF BOARD OF DIRECTORS

DATE: February 27, 2025

TO: Robin Short, President
Katie Carner, Vice President
Meredith Lauer, Secretary
Ronald Crasta, Treasurer
Gary Boostrom, Board Member

From: Manny Lugo, Community Manager and Susan Harrison, Assistant Community Manager

This memorandum is official notice and agenda for a meeting of the Board of Directors of Firethorne Community Association, Inc. to be held on:

DATE: Thursday, February 27, 2025
LOCATION: TEAMS & S Firethorne Clubhouse
28800 S. Firethorne Road
TIME: 7:00PM

AGENDA

1. Call to Order
 - a. Establish Quorum
2. Community Input: Residents are welcome to address the Board of Directors on any issue pertinent to Firethorne Community Association business. Comments are limited to three (3) minutes per speaker and no more than ten (10) speakers. Multiple speakers may be allowed on a single subject at the Boards discretion but the Board requests that one speaker summarize for the group. The Board dialogue or is not required to answer questions, engage in dialogue, or take any action regarding matters addressed by speakers during the meeting. The Board of Directors may or may not consider action at a future date.
3. Approve Minutes
4. Deputy Report
5. Perimeter Fence Update, including update on construction of Phase 1 fencing and approve Phase 2 authorizations.

6. Committee Reports

- a. Amenities Committee
- b. Modifications Committee
- c. Cell Tower Exploratory Committee
- d. Community Watch Committee
- e. Special Events Committee
- f. Firethorne Fire fish

7. Financials December & January

8. Manager's Report

- a. Manager's Recap of the Month Report
- b. Accounts receivables report, including update on delinquent accounts

9. Old Business

- a. Cypress Creek Mosquito Contract
- b. Gardner & Martin Flags Contract
- c. Payment Plans
- d. Tennis Court updates
- e. Pool Replaster
- f. Weekly Maintenance
- g. Land scape RFP
- h. North Clubhouse Update
- i. South Clubhouse Update
- j. Proposed Fine System for Violations of Deed Restrictions
- k. Sport Field and Court Rules
- l. Revisions to Modifications Guidelines
- m. Appoint Committee Chairs

10. New Business

- a. Ratify
 - i. Approval for Associa/PMG to make necessary repairs to Association facilities up to \$1,000.00.
 - ii. Turning off Tennis Court Reservations
 - iii. Purchase of two door lock for the S Clubhouse and N Clubhouse and authorize refinishing of doors, if need
 - iv. Approval of A Beautiful Pool Contract and authorize termination of Swim Houston Contract
- b. South Clubhouse Rental Schedule and Cleaning Fee
- c. Pool Deposit Procedure
- d. Residents Communications
- e. Ford Bend MUD 151 Request for Contribution to the HOA
- f. Committee Reporting and Authority to the Community

11. Next Board Meeting, Thursday, March 27, 2025

12. Executive Session

Discuss Legal and Other Association Matters

13. Open Session

14. Adjourn