

Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via Teams Meeting from 7:02 p.m. to 8:19 p.m., February 28, 2024, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Robin Short, President	Ronald Crasta, Treasurer
Katie Carner, Vice President	Gary Boostrom, Board Member (via Teams)
Cory Rivenburgh, Secretary	

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 7:02 p.m.

Minutes – The January 24, 2024 minutes were approved once spelling error was corrected, and the February 21, 2024 Special Meeting minutes were approved.

Constable Report – Margaret Sparkman presented the deputy report for the past month.

Financials – The January financials were approved.

Committee Report –

- Therese Kotara from the Amenities Committee presented the Board with the suggested placement of the previously approved 5 benches. This recommendation was approved 3 to 2 with Mr. Short and Mr. Boostrom stating they want to see at least 3 bids for any expenditures over \$5000. The committee is still working on a pool RFP.
- Bob Havlin, chairperson of the Cell Tower Committee stated his committee was working on a list of tips for the neighborhood to improve their cell phone service as they continue to work on the recommendation of tower placement. He will get this to the Board for approval to go in the newsletter.
- Meredith Lauer, chairperson of the Community Watch Committee spoke about getting to know your neighbors. She also mentioned that they are still looking for Block Captains. There will be a meeting at the North Firethorne Clubhouse on March 21, 2024 at 7 p.m. Meredith will also get something to the Board for the newsletter.
- There was no one present from the Special Events Committee, but it was stated that there will be a Food Truck Friday this week from 5:30 p.m. to 8:30 p.m.
- Van Melroe, chairperson of the Modification Committee had nothing new to report.

Manager's Report–

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

Old Business –

- Tree Swing Guideline discussion will be moved to Executive Session.
- The Pool Contract PFP was approved, and Margaret was asked to begin getting quotes.
- Jason Rainosek, the Perimeter Fence Project Manager updated the Board on the project. There are currently 48 executed perimeter fence agreements received. There was a pre-construction meeting held last month and Aber is still on track to start on or before April 1st. Jason recommends the Board updates the Builder's Guidelines to include new fencing material. Phase 2 discussions will begin soon because there are many unique areas in this phase. These conversations will have to happen with the MUD, county and POA.

New Business –

- The Board approved the reserve account true ups for Section 25/26 and West Section 16.
 - The Board approved that no late fees be applied to any account that has a date stamp on or before January 31, 2024. Statements will be mailed out in March to any resident who are not up to date with their association fees.
 - The Amenities Committee is not ready to appoint a new chairperson yet.
 - The Board and management have updated their email system. Please use new email addresses going forward, the email address for each person is firstname.lastname@firethornecai.com.
 - The Board unanimously approved terminating the contract with Canady & Canady, effective April 30, 2024. The new management company has their own in-house accounting.
 - Steven Brady, board member of the POA has resigned. Teri Hobbs is still happy to serve as President of the POA. Historically there has been at least one member of the HOA Board who has served on the POA Board. Katie and Robin would both like to serve on the POA Board. It was motioned and unanimously approved that Teri, Robin and Katie serve on the POA Board.
 - Margaret provided the Board with the Manager's Recap of the Month Report.
 - Robin gave a brief recap on the meeting he and Gary had with 2 board members of MUD151. He said they are looking into the best option for using 1 landscaping company for the whole neighborhood instead of 2 different companies. They also discussed mailbox security. They would like to work better together moving forward because it is what is best for Firethorne.
 - Next Board Meeting Wednesday, March 27, 2024 at 7 p.m., in a hybrid format.
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Executive Session-- The Board went into Executive Session at 8:02 p.m.

Executive Session ended at 8:18 p.m.

- The Modification Committee declined amendment for tree swings.

The meeting was adjourned at approximately 8:19 p.m.

Cory Rivenburgh, Secretary