

Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via Teams Meeting from 7:00p.m. to 8:58 p.m., April 24, 2024, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Robin Short, President  
Katie Carner, Vice President  
Cory Rivenburgh, Secretary (via Teams)

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

Also present was Margaret Sparkman, Community Manager and Asst. Community Manager, Kathleen Oakley. Quorum was established, and Mr. Short called the meeting to order at 7:00 p.m.

**Minutes** – March 27, 2024 minutes were approved.

**Constable Report** – Deputy Couch read the Monthly Deputy's Report. Lieutenant Bolin informed the Board of a new deputy being trained to fill the vacated position. The deputy will hopefully start within the next 4-6 weeks.

**Financials** – The March financials were not received in enough time to be prepared for the meeting.

**Committee Report –**

- Therese Kotara of the Amenities Committee is working on pool railing quotes. The pool furniture should be delivered next week.
- Bob Havlin from the Cell Tower Committee addressed the Board concerns of the progress made within the committee. He assured the Board that they have been working hard but may not have been communicating as well as they could have been. The committee knows cell coverage is a problem and has been trying to find the best solution. Mr. Boostrom motioned to disband the committee, but no one seconded that motion. Mr. Havlin was told that the Board needed to see something concrete before the next Board meeting.
- Meredith Lauer of the Community Watch Committee spoke briefly about safety concerns as summer approaches, always be aware of your surroundings as kids will be out and about more once school is out. CWC will be hosting a self-defense class on Wednesday, May 29<sup>th</sup> at 7pm at the South Clubhouse. The next CWC meeting will be on May 23<sup>rd</sup> at the North Clubhouse.
- Chandra Rathje of the Special Events Committee stated that Spring Fest went well. The next Food Truck Friday will take place on May 10<sup>th</sup>. Story time is the 1<sup>st</sup> Friday of each month. The committee is looking into an adult event, it was suggested that legal be contacted before the planning of this event. The next Special Events Committee meeting will be held at the North Clubhouse on May 8<sup>th</sup>.

**Manager's Report–**

- No financials.

**Old Business –**

- The pillars are in place for the first part of phase 1 of the fence project, temporary fences were also installed, and all materials tests have come back good.
- The project manager and legal are working with the commercial property owners and homeowners to continue the fencing on part of FM1463 in Phase 1, a change order will be submitted for this.
- Phase 1 will continue through July 2025. No timeframe yet for Phase 2.

**New Business –**

- The Board ratified the approval made by email for funding check to Associa for \$750,000 to open a new operating account and \$100,000 for a reserve account.
  - Mrs. Carner would like more clarification on the reserves before moving any more money.
  - Margaret updated the Board on the status of the pool permits.
  - The are no immediate concerns about the crack in the wading pool.
  - It was stated that the Board would like a representative from the Firethorne Firefish to attend the board meetings.
  - The Board approved hiring off duty deputies as supplemental patrols around the amenities during the summer.
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- For a deed restriction violation, a homeowner has 30 days to fix the violation before receiving a second letter and 30 more days to fix the violation after receiving the 2<sup>nd</sup> letter. At which time they would receive a certified letter, after 30 days if they do not fix the violation, they are sent to the attorney.
- The Board would like to have a face-to-face conversation with the Reserve of Katy regarding their landscaping request.
- The Board unanimously approved renewing the DCARs for another year.
- The Board unanimously approved the Nagesh & Carter, PLLC representation letter.
- The Board unanimously approved the representation letter for the 2023 federal tax return from Canady & Canady.
- Margaret provided the Board with the Manager's Recap of the Month Report.
- Next Board Meeting Wednesday, May 22, 2024, at 7 p.m., in a hybrid format.

**Executive Session--** The Board went into Executive Session at 8:45 p.m.

**Executive Session ended at 8:57 p.m.**

- The Board approved 1 of the 3 homeowner collection requests.

The meeting was adjourned at approximately 8:58 p.m.



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Cory Rivenburgh, Secretary

  
**Firethorne**  
COMMUNITY ASSOCIATION, INC.

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The Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via Teams at 7:00 p.m. to 8:17 p.m. May 15, 2024, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Robin Short, President  
Katie Carner, Vice President  
Cory Rivenburgh, Secretary

Ronald Crasta, Treasurer  
Gary Boostrom, Board Member

Also, present was Manny Lugo, Community Manager and Kathleen Oakley, Assistant Community Manager. Quorum was established, and Mr. Short called the meeting to order at 7:00 p.m.

The Cell Tower Exploratory Committee presented their findings and recommendations. The Board asked the committee to work with legal and the three big cell phone providers to make a final recommendation to the Board at the next Board meeting on May 22<sup>nd</sup>.

The meeting was adjourned at approximately 8:17 p.m.



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Cory Rivenburgh, Secretary