

Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via Teams Meeting from 7:00 P.M. to 9:15 P.M., February 27, 2025, pursuant to the attached Notice.

Directors in attendance were:

Robin Short, President  
Katie Carner, Vice President  
Ronald Crasta, Treasurer

Meredith Lauer, Secretary  
Gary Boostrom, Director (Via Teams)

Also present was Manny Lugo, General Manager, Susan Harrison, Assistant General Manager, Khara Mathews PMG Houston Director, and (via teams) Associa/PMG Branch President, Morgan Place and V. P. Harold Albaugh

Quorum was established, and Mr. Short called the meeting to order at 7:00 P.M.

**Minutes** – Meredith made the motion to approve the January 28, 2025, minutes, Gary seconded, motion was approved unanimously.

**Constable Report** –Deputy Litvik read the Monthly Deputy's Report. She discussed mail theft and noted that constables have been authorized to take reports. She advised homeowners to stay safe and make a report if they witness anything.

Guest speaker, Nathan Shipley, V.P. Ft Bend County, Mud 151 (via teams), spoke on the topic of mail theft in Firethorne and some avenues they are discussing to try to resolve the problem.

**Perimeter Fence Update**- Construction manager, Jason Rainosek, reported they are still ahead of schedule, as a whole Phase 1 is 75% complete. There was additional discussion regarding the different areas and work remaining.

Some discussion on work scope for Phase 2. Katie made a motion to move forward, with sending out the letters and authorizations for Phase 2, to the homeowners that have been drafted by Barsalou & Associates. Ronnie seconded, Gary against, Meredith and Robin in favor. Motion was passed.

#### **Committee Report –**

##### **Amenities Committee – Therese Kotara - Chair**

- Reported on the N. Clubhouse, the fire marshal inspection determined that we did not need to put an exhaust fan over the stove.
- Katie made a motion to make repairs to Tennis/Pickleball court 2, not to exceed \$500. Ronnie seconded, and the motion was approved unanimously.
- Katie made a motion to accept the bid for Classic Courts to make the repairs to the lights at the Tennis/Pickleball courts in the amount of \$850.00. Meredith seconded and the motion was approved unanimously.
- Discussion regarding the lights around community center and North clubhouse, the board asked Terese to get bids to replace all the lights. They want a robust and universal style.
- Key fob system – she has looked into and has two bids.
- Discussion regarding the bid received from Aarons Electrical Service Inc. Katie made a motion to replace the 6 Photocells (\$1,128.18), 2 Weatherproof Bell Boxes (\$96.40), Install and Replace 2 Weather-Proof Bubble Covers (\$102.68). Meredith Seconded and the motion was approved unanimously.
- Katie moved to ratify the unanimous vote made by email to accept the bid from CL Sport for \$30,500 to resurface all five tennis courts. Meredith seconded and the motion was passed unanimously.
- Katie made a motion to adapt a change in wording to the tennis/pickleball court rules stating, "Please do not use crank to adjust net height, use center strap for height adjustment" and have the rule added to the new signage. Meredith seconded and the motion was passed unanimously.

##### **Modifications Committee – Adam Sowers – Chair**

- Not available

##### **Community Watch Committee -**

- We are currently looking for volunteers for this committee.

##### **Cell Tower Exploratory Committee – Bob Havin– Chair**

- The Cell tower at Lindsey Elementary has been approved to move forward. Jordan Ranch tower is on hold. The tower at Public Storage is waiting on a variance from Firethorne POA.

**Special Events Committee – Chandra Rathje – Chair**

- The Special Events Committee – reported Spring Fest April 5, 2025, and Spring Garage Sale May 3, 2025.

**Firethorne Fire Fish – Swim Team**

- The Swim Team – provided a general report regarding sign-ups and will continue to provide monthly meeting updates.

**Financials – Ronald Crasta – Treasurer**

- Ronnie moved to approve December 2024 and January 2025 Financials. Katie seconded and the motion was carried unanimously.

**Manager's Report– Manager's Recap of the Month Report**

- a. Manager's Recap of the Month Report Manny's report – Discussion regarding new Generator.  
Katie made a motion to accept the bid from ER Plumbing for \$2,608 to get the new gas line ran for the generator. Ronnie seconded and the motion was passed unanimously. Contact Centerpoint to expedite the installation of the generator.  
Discussion on having the Gates at section 25/26 replaced. Include having the sprinklers relocated at that time so they don't hit gate. Manny is to update the punch list to the board.
- b. Accounts receivables report, including update on delinquent accounts.

**Old Business –**

- a) **Cypress Creek Mosquito Contract** – Katie made a motion to accept the 3-year Mosquito control agreement of \$413.00 per application from Cypress Creek Mosquito Contract. Robin seconded motion was passed unanimously.
- b) **Gardner & Martin Flags Contract** – Katie made a motion to accept the contract for \$17,705. Ronnie seconded and motion was passed unanimously.
- c) **Payment Plan** –
- d) **Tennis Court Updates** –Katie made a motion to approve the 2 new cabanas for court 5 and replace the internal crank on net post for \$250.00 and Replace the Net for \$385.00 on Court 2. Meredith second and motion was passed unanimously.
- e) **Pool Replaster and Deck Resurface**– Katie made a motion to accept the bids from A-Beautiful Pool - \$52,755.25 Spray Deck Resurface and \$56,302.65 for White marble plaster to replaster pool. Robin seconded and motion was passed unanimously.
- f) **Weekly Maintenance** – Katie made a motion to accept the contact with JBG Services, \$1,800 monthly fee. Meredith seconded and motion was accepted unanimously.
- g) **Landscape RFP** – put on agenda for March meeting.
- h) **North Clubhouse Update** – Waiting on MRI bid.
- i) **South Clubhouse Update** – Katie made a motion to accept the bid from AOC in the amount of \$32,400. Meredith second and the motion was accepted unanimously. Schedule painting around rental calendar.
- j) **Proposed Fine System for Violations of Deed Restrictions** –
- k) **Sport Field and Court Rules** – Tabled
- l) **Revisions to Modifications Guidelines** – Chase has sent to board.
- m) **Appoint Committee Chairs** – Katie moved to reappoint Bob Havin as Cell Tower Exploratory Committee Chair. Meredith seconded and the motion was passed unanimously.

**New Business –**

**a) Ratify**

- i. Approval for Associa/PMG to make necessary repairs to Association facilities up to \$1,000.
- ii. Turning off Tennis Court Reservations
- iii. Purchase two door locks for the S. Clubhouse and N. Clubhouse and authorizing refinishing of the doors if needed (per board instruction need to hold off on this)
- iv. Approval of A-Beautiful Pool Contract and Authorize termination of Swim Houston Contract
- v. \$150 Susan Harrison to become a notary.

Katie motioned to accept all ratified motions. Meredith seconded and the motion was passed unanimously.

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- b) **South clubhouse Rental Schedule and Cleaning Fee** – Katie motioned to raise the cleaning fee to \$135 for Monday – Thursday and 8:00 AM – 2:00 PM Friday – Sunday and to eliminate the 8:00 AM – 4:00 PM option for rentals. The system needs to be updated effective February 28, 2025. Motion was seconded and passed unanimously.
- c) **Pool Deposit Procedure** – Discussion to have together and reviewed by March 3, 2025.
- d) **Residents Communications** – Direction to have better Town Square communication policy.
- e) **Fort Bend Mud 151** – Need more information on request for contribution to the HOA.
- f) **Committee Reporting and Authority to the Community** – Clarification regarding no compensation is paid if you are on a committee.

**Next Board Meeting, Thursday, March 27, 2025, at 7:00 PM**

**Executive Session--** The Board went into Executive Session.

Discuss Legal and other Association Matters – 1 Foreclosure, 1 Lawsuit, Damages, Foreclosure authorization were approved for the attorney to move forward.

Homeowner – addressed board.

209 45 day collection needs to be sent to Chase's office over 50 accounts – Ratify motion

**Executive Session ended at 9:15 P.M.**

**Open Session**

**Adjourn**



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Meredith Lauer, Secretary