

Firethorne Community Association Inc. Board of Directors met via Zoom from 11:01 a.m. to 3:44 p.m., September 29, 2022, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Louis James, President
Steve Mullins, Vice President

Teri Hobbs, Secretary
Bill French, Treasurer

Also present was Margaret Sparkman, Community Manager, Kathleen Oakley, Assistant Community Manager and Austin Barsalou of Barsalou & Associates. Quorum was established, and Mr. James called the meeting to order at 11:01 a.m.

Consent Agenda – The Board approved the August 25, 2022 regular board meeting minutes, August 31, 2022 special meeting minutes, September 16, 2022 special meeting minutes, the August financials, the September ARC Applications and Committee Minutes.

Community Input –

- Gabby Burns requested that the Board reconsider the limited variance she received for her incorrect roof color.
- Katie Carner thanked the Fence Committee and stated that the petition to conduct a community vote regarding the perimeter fencing now has 320 signatures. She also mentioned having evening/overnight Constable coverage. Lastly, she mentioned that the holiday décor needs a spruce.
- Rick Young is concerned that the board meetings are still being conducted on Zoom, stating if security is the issue that maybe officers can be brought in for the meeting. He also wants a community vote for the perimeter fencing.
- Gary Fisher expressed concerns about the perimeter fencing and feels it's more of a want than a need. He is also in favor of a community majority vote.
- Glenn Sanderson agreed with what Gary Fisher said and a vote is in order. He thinks the fencing needs a refresh but not a rebuild.
- Amy McElhaney just wanted to let the Board know that Gary Boostrom was on the ZOOM. Mr. James enabled the participant believed Gary to unmute his microphone, but it was never unmuted on opposite end.
- Geoff Smith is in favor of a vote on the fencing project. He thinks the residents getting more out of the fencing should be required to pay more for it than everyone else. He also feels the holiday décor needs some updating. Additionally, he likes the Zoom board meetings.

Manager's report–

- Margaret updated the Board on the accounts receivables; the accountants are working on the liens for 2022. Residents are now giving 45 days from letters rather than 30 days.

Old Business –

- After some research it has been concluded that if the Crescent Leigh Area is deeded to Firethorne and not used as a road it should not have any monetary impact on the two houses directed adjacent to it. The plan is to leave the area as is with the addition of a fence (including landscaper access) connecting across the back. It was approved by the Board for Crescent Leigh Drive to no longer be a connecting road.
- Mr. Mullins proposed doing a community survey that will give the Board more insight into how the whole neighborhood feels about the perimeter fencing. After reviewing the survey, the Board would vote weather or not to move forward with this project as they do with every other decision. No final decision on this topic was made. The Board operates on a conservative budget and has a lot to consider pertaining to this project such as the scope and price. The Board once again thanked the Breens for the hard work and leadership on the fence committee. If this project moves forward, there will have to be a request for bid put out to multiple contractors.
- Mr. James announced that the HOA will be purchasing the developer's building on N. Firethorne Road. It is not yet known what the building will be used for, but it was to the benefit of the Firethorne for it to be part of the community.

New Business –

- The Fall Fest Sponsors were approved.
 - Poultry Violation moved to Executive Session
 - Lt. Brandon Bolin from the Pct. 1 Constables spoke briefly about the Constable Contract. The Board approved the 2023 Constable Contract.
 - The holiday décor will be scaled back this year because of all the construction along FM 1463. The Board approved the creation of an ad-hoc committee to research and recommend improvements for the 2023 holiday décor.
 - Margaret provided the Board with the Manager's Recap of the Month Report.
 - The 2023 Budget Workshop will be on October 25, 2022, time TBD.
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- Next Board Meeting November 3, 2022 at 11 a.m. via Zoom.

Executive Session-- The Board went into Executive Session at 12:31 p.m. to have a legal discussion with the attorney on deed restrictions, deed restriction enforcement and other legal matters.

Executive Session went into recess at 1:27 p.m.

Executive Session resumed at 3:30 p.m.

Executive Session ended at 3:40 p.m.

- The Board reviewed two deed restriction violations and reach a conclusion.
- The approved the proposal of \$304,000 to be presented to PAS concerning the Crossover Road waterline project.
- The Board revised their current motion concerning Crescent Leigh Road to include the reimbursement for the fence by Jordan Ranch.
- The Board approved having Rick Spencer, a real estate transaction specialist help with the closing of the developer's building.

The meeting adjourned at approximately 3:45 p.m.

Teri Hobbs, Secretary