

Firethorne Community Association Inc. Board of Directors met via Zoom from 11:05 a.m. to 1:12 p.m., August 25, 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 11:05 a.m.

Consent Agenda – Committee Minutes were removed from the Consent Agenda. The Board approved the July 28, 2022 minutes, the July financials, the August ARC Applications.

The Board accepted with regret the resignation of the Amenities Committee Chair, Glen Ruppert. The Board approved Stacie Gage as the new Amenities Committee Chairperson.

Community Input –

- Katie Carner thank the fence committee for the presentation. She feels because of the huge scope of the project the Board should consider Gary's motion from the last meeting to require a communitywide vote about the project. As of today, 197 residents signed a petition stating they wanted it to be a community vote.
- Amy McElhaney claimed that she hasn't received a response from the Board in 3 months. She would like for minutes from the July 7th meeting to be changed because she feels she was mis-quoted. She also wants Gary's motion in the minutes from last meeting. She had a list of several suggested improvements including a text remind app, receipt of complaint form, her willingness to meet with new homeowners, community involvement, website improvements, questions about financials and a suggestion page on the website.
- Robert Taliaferro requested that the minutes have more details including the Executive Session. He believes this will help with transparency.

Manager's report–

- Margaret updated the Board on the accounts receivables; 2 residents are in default from last year, 6 are with the attorney and there are 11 liens. The Board was also given a list of homes that received violation post cards or letters during the monthly Deed Restriction Drive.

Old Business –

- Louis updated the Board about the meeting with Jordan Ranch and Fort Bend County personnel regarding Crescent Leigh Drive. Jordan Ranch proposed to remove the roadway and the Board originally voted no. More clarity was provided; a fence would be allowed, and JR will not have sidewalks around the waterway. Jordan Ranch would pay for the removal of the concrete and would loop the existing sidewalk together. Fort Bend Mud 151 will have to give a report about any effect this may have on drainage. At this point the property would be deeded back to Firethorne if all is approved. It will have to be researched if this change will monetarily affect the value of the two adjacent corner lots. Once all information is received, the Board will then decide what to do with the property moving forward. The Board motioned and approved to have Quiddity do a drainage study with a formal report.
- The Perimeter Fence Presentation from August 22, 2022 is now available on our website. The meeting was very well attended by many residents of Firethorne. It was mentioned that the Fence Committee did a great job and many questions are still being investigated, there is also a FAQ page being compiled.
- The HOA is required to get 3 bids on any project over \$50,000, but not required to take the lowest bid. A Request for Bid form is being prepared for the property along Crossover Road that will be affected by the NFBWA pipeline installation. This document has been approved by the Board with the agreed upon addition of the Fort Bend CAD legal description of the property in question.
- The new Parking Guidelines regarding commercial vehicles within Firethorne has been approved.
- The CCI (Closing Inspection) has been tabled until next meeting.

New Business –

- Last month the Board voted to be a part of CAI. There is a Board Leader Certificate Course that can be completed online. This would be good training and create a more informed, effective board. The Board agreed to work on this together. No date was set.
 - The Board approved information regarding golf carts to go out in an email blast, on the website and in the next newsletter. The Mud is also working on signage that will be installed around the drainage areas regarding motorized vehicles.
 - Margaret provided the Board with the Manager's Recap of the Month Report.
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- Next Board Meeting September 29, 2022 at 11 a.m. via Zoom.

Executive Session-- The Board went into Executive Session at 12:08 p.m. to have a legal discussion with the attorney on deed restrictions, deed restriction enforcement and other legal matters.

Executive Session ended at 1:07 p.m.

- The Board made conditional decisions on ARC appeals; no motions made.

The meeting adjourned at approximately 1:12 p.m.

Teri Hobbs, Secretary