

Ratify E-Mail Approvals

No updates

Old Business

Management Company Transition Update

Transition is complete

Security Cameras and Alarm System

Director Lauer made a motion to approve Space Center Systems proposals for Cameras and alarm system totaling \$54,483.36, Director Crasta seconded the motion, all in favor, motion carried.

Gym Repairs

Director Crasta made a motion to approve HPT Remodeling estimate of \$24,000.00, Director Lauer seconded the motion, all in favor, motion carried.

New Business

Committee Chair Appointment

Director Lauer made a motion to accept the nomination from Mrs. Kotara to appoint Noah as the Amenity Committee Deputy, Director Crasta seconded the motion, all in favor, motion carried. Director Lauer made a motion to accept Mrs. Rathje nomination of Sarah as Event Committee Deputy, Director Crasta seconded the motion, all in favor, motion carried.

Committee Reimbursements

Director Crasta advised the committee chairs any reimbursements be submitted in a timely manner. If any purchases need to be made, please get with management to use the HOA credit card and utilize Firethorne's tax exemption status.

Pool Assessment and Filter Sand Proposals

Director Short made a motion to approve the proposal for pool assessment items, Director Lauer seconded the motion, all in favor, motion carried. Director Short also requested the items listed in the assessment be added to the asset tracker.

AED Service Agreement

Director Foytik made a motion to approve the service agreement from AED123 for the maintenance of the AED machines, Director Lauer seconded the motion, all in favor, motion carried.

Reserve Study Update Proposal

Tabled

Next Board Meeting, Thursday, February 26, 2026 at 7:00 PM

Executive Session-- The Board went into Executive Session.

Discuss Legal and Other Association Matters

Executive Session ended

Open Session

A motion was made to approve the lawsuit on Acct #601268161, motion was seconded, all in favor, motion carried.

Adjourn

Meeting was adjourned at 8:39 PM



Meredith Lauer, Secretary

Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via Teams Meeting at 7:00 P.M. January 22, 2026.

Directors in attendance were:

Robin Short, President
Meredith Lauer, Secretary
Ronald Crasta, Treasurer
David Foytik, Asst. Secretary

Directors Absent: Katie Carner, Vice President

Also present was Teelee Horacefield, General Manager

Quorum was established, Director Short called the meeting to order at 7:00 PM

Community Input from Residents:

Resident inquired about the meeting minutes no longer being available on the Firethorne website. Resident was directed to the homeowner portal as that is where the meeting minutes are available.

Minutes – Director Lauer made a motion to approve the December 18, 2025 and January 8, 2026 minutes, Director Crasta seconded the motion, all in favor, motion carried.

Constable Report – Constable reported there were 62 dispatched calls, 51 traffic contacts, 4 reports made.

Perimeter Fence Update- Phase 1 of the fence project is 100% installed, clean up needs to be completed before payout of \$159,780.92. Director Crasta made a motion to approve, Director Lauer seconded, all in favor, motion carried.

Aber is requesting a modification of the Phase 2 contract; each section billed independently in six (6) units. Total contract \$2,086,375.00. Director Lauer made a motion to approve, Director Crasta seconded the motion, all in favor, motion carried.

Committee Report:

Amenities Committee – Therese Kotara, Chair

Mrs. Kotara reported the committee is reviewing the playground equipment budget and are in the process of selecting a replacement piece. The replacement of 17 ballard lights has been turned over to management.

Modifications Committee – Adam Sowers, Chair

No update at this time.

Special Events Committee – Chandra Rathje, Chair

Mrs. Rathje reported Frosty Fest was a success. Thank you to everyone who attended. Food Truck Friday is scheduled for February 6th and March 27th.

Community Watch Committee

No updates were provided. The association is currently seeking a volunteer to lead this committee.

Financials – Ronald Crasta – Treasurer

Director Crasta made a motion to approve the December 2025 Financials. Director Laurer seconded the motion, all in favor, motion carried.

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

Mrs. Horacefield reported the completion of the on-boarding of new vendors. The EzTag reader at Sec 25/26 gate has been installed. All facilities have been rekeyed. The new A/C unit at the S. Clubhouse was installed. Replacement gym equipment piece is expected to be at the warehouse next week, they will advise of the install date. The round mat for the playground equipment has been ordered, scheduled to be installed tomorrow. The winter trimming of the landscape plants has been completed.