

Firethorne Community Association Inc. Board of Directors met via Zoom from 7:00 p.m. to 9:15 p.m., May 24, 2023, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Robin Short, President
Katie Carner, Vice President
Bill French, Secretary

Gary Boostrom, Board Member
Robert Taliaferro, Board Member

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

Community Input –

- Bob Havlin spoke against having a cell tower next to the school. He stated he had 5 bars of service sitting at the Competition Pool. He also asked about possibly installing smaller towers like Cinco Ranch did so not to ruin the aesthetics of the community. It was stated that the Board has not decided on a location at this time.
- Heather Lindner spoke about safety concerns involving the TXDot wall along FM1463. She wanted to inform the HOA Board that she will be speaking with the MUD Board about giving the land between the wall and the fences to the HOA to then deed to the homeowners.
- Jim Watson stated he is a no to the cell phone tower
- Anastasia Stromgren spoke about her disappointment in the furniture at the pools. She feels there are better options and that the committee needs to be given the funds to make the changes she believes are needed.
- Danielle Miller is a new homeowner and she was disappointed to find out that her son is not tall enough to use the big slides. She asked if the rules could be changed. It was stated that management will investigate the rules.
- Gary Pierce has safety concerns about the cell tower and the microwave emissions it will cause. It was once again stated that the Board is reviewing all information and options before they commit to an exact location.
- Steven Brady, a 17-year resident of Firethorne spoke about his concerns with speeding, running stop signs, parking and kids on golf carts. He also mentioned an issue with wasps at the mailbox kiosk by his house.
- Blakes Burns from the Amenities Committee said that the committee is in favor of making the sports field lights functional again but would like to know where and when the money will come from since it's not in this year's budget.

Consent Agenda – The April Board Meeting minutes, April financials, April ARC applications were all approved.

Committee Reports – The May 3rd Amenities Committee report was reviewed. There are no quotes yet for the lights, the climbing rock will be removed because it is in a dangerous condition and a new bubble for the playground was ordered. Mrs. Carner stated that the Board is working on getting better communication with the committees.

Manager's Report–

- Margaret updated the Board on the accounts receivables and delinquent accounts. An update on collections on delinquent accounts will be discussed in Executive Session.

Old Business –

- Mr. Short gave an update on the cell tower project. The location, safety, FCC, cost and multiple carriers options are all being considered before anything is decided. There was also mentioned the possibility of the tower being placed on MUD property.
- Mr. Barsalou gave the Board a summary of the PAS Property Acquisition of Crossover Road. PAS is willing to pay \$229,875 to replace landscaping at the completion of this project. The Board approved this amount subject to final legal review. Mrs. Carner abstained from the vote.
- The Board was provided the information about the Reserve Fund CDs.
- The Board will receive dates from Austin Barsalou to choose for Board Training.
- The Board discussed the perimeter fence contract and agreed that a project manager will be needed for this project.
- Mrs. Sparkman updated the Board on the reimbursement of funds on the deputy contract.
- The Board approved the Amenities Committee to investigate swim at your own risk.

New Business –

- The Board approved Fort Bend MUD151 to have a temporary construction easement. Mrs. Carner abstained from the vote.
 - The Board unanimously approved appointing Van Melroe as chairman of the ARC Committee. The ARC Committee was then asked to review the amendment request of allowing front yard tree swings.
 - Lemonade Stand was approved via email
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- The Board was updated about the break ins at the recreational pool.
- Mrs. Sparkman is waiting on the fire marshal to give information about capacity and safety systems in the North Firethorne Clubhouse. A survey is being worked on to get community input on the use of the building. It was also asked what the process was to get the deputies to utilize the office space available for them.
- The Board approved the use of the South Firethorne Clubhouse to be used for cello lessons for adopted children.
- The Board approved the repairs needed to the gates at section 25/26 because it is a safety issue.
- The Board was given updated committee policies and will take time to review them before voting on adapting them.
- Amending the budget was tabled,
- The Board approved with moving forward on having CenterPoint convert all streetlight to LED bulbs.
- Margaret provided the Board with the Manager's Recap of the Month Report.
- Next Board Meeting Wednesday, June 28, 2023 at 7 p.m.

Executive Session-- The Board went into Executive Session at 9:03 p.m. to have discussion on Accounts Receivables, a hearing on an appeal of an ARC decision, discuss Section 25/26 gate, consider potential litigation and Board Treasurer appointment.

Executive Session ended at 9:13 p.m.

- The Board unanimously approved Robert Taliaferro as Treasurer.
- The Board unanimously denied the ARC appeal.
- The Board unanimously approved getting proposals to have an updated reserve study performed.

The meeting adjourned at approximately 9:15 p.m.

Bill French, Secretary