

Firethorne Community Association Inc. Board of Directors met at Firethorne Clubhouse at 28800 South Firethorne Road Katy, Texas 77494 from 11:01 a.m. to 2:17 p.m., July 28, 2022, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Louis James, President  
Steve Mullins, Vice President

Ter Hobbs, Secretary  
Gary Boostrom, Parliamentarian

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** – Since no discussion was requested the Board approved the July 7, 2022 minutes, the June financials, the July ARC Applications and the Committee Minutes.

**Community Input –**

- Amy McElhaney provided the Board with a detailed packet of questions, concerns and observations that she would like to have answered. She said that she is still waiting on a response to questions she asked at the last Board Meeting. She also had questions/concerns about the Firethorne website and is willing to help with improving it.
- Bruce Pettengill accused the Board of not following proper procedures. He felt that Mr. James found ways to circumvent the system. He expressed concerns about the time of the Board meetings, the management company, Bylaws and other rules.
- Robert Taliaferro provided the Board with some pictures and information to go along with his questions. He has concerns about certain properties that he feels are in violation of the CC&Rs. He questioned how notifications are sent and would like the Board to consider enforcement of backyards that can be seen from lakes and other common areas.

Louis James' rebuttal to allegations made at the last meeting was disrupted by a resident; causing the meeting to go into recess at 11:35 a.m.

**Meeting resumed at 12:04 p.m.**

Mr. James finished his rebuttal statement.

**Manager's report–**

- Margaret updated the Board on the accounts receivables. The Board was also given a list of homes that received violation post cards or letters during the monthly Deed Restriction Drive.

**Old Business –**

- A meeting will be set up with Louis, Teri, Margaret, Jordan Ranch, Commissioner Morales' office and Fort Bend engineers to discuss the Crescent Leigh area.
- Jon Breen spoke about the perimeter fencing. They have had new homeowners join the committee and have about 90% of the plan nailed down. Their goal is to provide a full recommendation to the Board in the next couple of weeks. Following that they hope to have 2-3 meetings open for all residents to attend, ask questions and see what they have proposed. Mr. Boostrom motioned to allow residents approve the style of the fencing material as well as if they want to spend money on this project. It was stated that the Fence Committee should hold their meetings before moving forward with a vote. The motion was tabled until more information is available.
- The Board approved the Audit Report
- The Board approved the Bid Solicitation Policy
- Parking Guidelines were tabled.

**New Business –**

- The Board discussed and approved becoming part of Community Association Institute; which will give them access to training materials as well as other useful information.
- Teri and Steve will develop a "Request for Quote" form to solicit bids for the Crossover Landscaping project, needed because of the installation of a pipeline by NFBWA in a Firethorne right away.
- Margaret provide the Board with the Recap of the Month Report to keep them up to date on various issues throughout the neighborhood.
- Next Board Meeting August 25, 2022 at 11 a.m.

**Executive Session--** The Board went into Executive Session at 1:20 p.m.

**Executive Session ended at 2:12 p.m.**

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- Per legal and law enforcement's recommendation, the Board approved seeking restraining orders for all 5 board members and 2 management personnel against Mr. Pettengill.
- The Board approved writing off the remaining balance of \$50 on a foreclosed home.

The meeting adjourned at approximately 2:17 p.m.

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Teri Hobbs, Secretary