

**Firethorne Homeowners Association  
Board Meeting  
Monday, September 27, 2021 @7:30pm**

**Meeting Location**

140 Rosecrest Lane, Simpsonville SC

**Attendees**

Board Members: Bryan Howard, Kristin Kistler, Christine Wilson

Present by Invitation: Sandy Maylock, Tammy Harrison

**Approval of the Minutes of the Regular Meeting**

Bryan made a motion to accept the July 6, 2021 minutes as presented and Christine seconded the motion. The minutes of the July 6, 2021 were then unanimously approved by the board.

**NEW BUSINESS:**

**Landscaping Committee Update - Sandy Maylock**

Sandy reviewed with the board a draft of estimated landscaping expenses and projects for 2021 and 2022. After discussion, the board requested some additional considerations be made, which will be discussed with the landscape committee and an updated estimate would be provided.

After discussion regarding the equipment that was previously donated to the community, the board agreed that it would be too expensive to repair. The landscape committee indicated they would maintain the detention pond more frequently and when it was accessible in dry weather to negate the need for a landscaper.

**Social Committee Update - Christine Wilson**

Although Halloween falls on a Sunday this year, the board was in agreement that from a community perspective, it does not need to be moved to Saturday night.

**Architectural Review Committee - Bryan Howard**

No requests to discuss.

**Financial Report as of August ME 2021**

- Balance for Spending: \$7,507.11
- Estimated Remaining Expenses: \$6,354.50
- Reserve: \$3,564.67

**DISCUSSIONS:**

**Colonial Pipeline easement work**

Pipeline repairs are taking place and they have requested that access to the area be restricted by the community so work can be completed safely. Board will send an email to the community, so they are aware.

**EXISTING ACTION ITEMS:**

**Completed**

- Clean detention pond or hire landscaper – landscape committee will maintain more frequently

## **Items Still In Progress**

### **NEWSLETTER:**

- Include reminder of payment options in newsletter

### **WEBSITE:**

- Create community website and Steering Committee for oversight
  - Will discuss with Ray and schedule a demo date. Date of Demo TBD
- Create guidelines for content oversight and website creation for community website
- Send community email with link to community website once complete
  - Date to be determined based on creation and content completion
- Send community email periodically, three to four months, with link to remind of website updates

### **ADMINISTRATIVE:**

- Provide list of covenant changes to CMP to format and mail to neighborhood for vote
  - In process of review
- Board reviewed status regarding the previous over payment of property taxes by the Developer.
  - CMP drafting a letter to send to the tax office
- Determine use or revision of existing BOD and Officer Code of Conduct
  - In process of review
- Review/edit/determine use of Covenant Enforcement Policy
  - In process of review
- Write and execute variance for allowing vehicles in road for extended time with permission
- Community Privacy Notice will be mailed this week

### **LANDSCAPE:**

- Estimates for landscaping expenses for 2021, 2022 and projects still under review

## **New Action Items**

- Send pipeline work information to the community via email

## **Next Meeting**

Last Monday of each month, October 25<sup>th</sup> at 7:30pm