

## AGENDA AND MINUTES OF MEETING

JANUARY 31, 2020

### IN ATTENDANCE:

Mark Huff

Jeff Miro

Tammy Harrison

#### 1. Community Transition Discussion

- Board received confirmation that the contractor has not yet cleaned up concrete excess on one of the storm drains. **CONTINUING**
- Board received confirmation that the developer has installed a chain link fence around the detention pond that did not receive ARC approval. **CONTINUING**
- Board discussed options for recouping overpaid 2018 property taxes (small claims court, recoup from developer, appeal). **CONTINUING**

#### 2. Covenant Discussion

- Board discussed the need to change certain sections of the covenants and ask for community input. **TABLED**

#### 3. Landscape Discussion

- Board received confirmation that community volunteers continue to assist with clean up and mowing of common areas. **CONTINUING**
- Board discussed status of requesting a refund on work that was not completed by landscaper. **CONTINUING**
- Board discussed requests for beautification (ie: pond, path leading to pond, bench area at pond, addition of flowers around pond, walking trail development, fishing dock.)

#### 4. Deeding Common Property Discussion

- Board discussed researching information to deed common property to adjoining homeowners. **CONTINUING**

#### 5. Communication Discussion

- Board received confirmation that community letter was received and collection of information is in process. (contact information, covenant input, volunteer information).
- Board received confirmation community email set up: FIRETHORNEHOA@OUTLOOK.COM

#### 6. Management Discussion

- Board discussed the ongoing review of the management contract and alternative solutions in order to reduce costs. **CONTINUING**

#### 7. Architectural Review Committee

- Board discussed volunteers and functionality of the ARC and confirmed request to meet. **FOLLOW UP**

#### 8. Financial Update

- Board received confirmation that the review of finances and bill payments are continuing. **CONTINUING**

#### 9. Action Items from previous meeting

- Follow up on concrete clean up - **CONTINUING**
- Follow up with Management Company/County on reassessment of common property - **CONTINUING**
- Follow up with Management Company to provide additional financial and bill payment information – **CONTINUING**

- Follow up with developer about ARC approval for chain link fence **CONTINUING**
- Review opportunity for small claims court, recoup from Developer, appeal for overpaid property taxes **CONTINUING**
- Coordinate with community volunteers for temporarily mowing common areas (Landscape committee) **COMPLETED**
- Follow up with Landscaper on request for refund **CONTINUING**
- Collect information regarding deeding of common property to adjoining homeowners **CONTINUING**
- Send out community welcome letter - **COMPLETED**
- Set up community email - **COMPLETED**
- Continue collecting information on expectations of the management contract **COMPLETED**

#### 10. New Action Items

- Meet with ARC to confirm functionality