

FIRETHORNE HOA

BOD SPECIAL MEETING MINUTES

MONDAY, JULY 12, 2021

7:30 PM

MEETING LOCATION:

140 ROSECREST LANE
SIMPSONVILLE, SC 29680

IN ATTENDANCE:

Jeff Miro
Bryan Howard
Christine Wilson
Kristen Kistler

1. Board Transition

- Previous Board President – Jeff Miro – presented current HOA business status to new Board members. Included brief discussions of insurance coverage, status of HOA committees, financial status, Board code of conduct status, and ongoing action items. All previous meeting minutes passed along to new Board members.

2. Election of New Officers:

- President Bryan Howard
- Vice President Kristin Kistler
- Treasurer Tammy Harrison (*confirmed 7/13/21*)
- Secretary Tammy Harrison (*confirmed 7/13/21*)

3. HOA Committee Status:

- Discussion of Landscape Committee projects budget and current maintenance plan
- Discussion for the need for a Chair for the Social Committee
- There were no ARC updates reported

4. Action Items from Previous Meeting(s) – *Includes All Line Items from 6/17/21 Meeting*

- Write and execute variance for allowing vehicles in road for extended time with permission **RESEARCHING**
- Provide additional research and information on reduction of landscape cost **CONTINUING**
- Create Privacy Policy for homeowners and mail to all homeowners **COMPLETED**
- Confirm increase of transfer fee to \$500 is included in covenant review document **COMPLETED**
- Include reminder of payment options in newsletter **INCLUDE IN NEXT NEWSLETTER**
- Follow up with landscape committee, survey **COMPLETED**
- Provide approved minutes to CMP to include on CMP website **COMPLETED**
- Provide list of covenant changes to CMP to format and mail to neighborhood for vote **COMPLETED**
- Provide Privacy Notice to CMP for mailing to homeowners **COMPLETED**
- Include Service Level Agreement information for CMP response times in newsletter **COMPLETED**

- CMP to move \$850 into reserves per budget
- Confirm landscaper cost to cut detention ponds per contract due to refund received **COMPLETED**
- Create community website and Steering Committee for oversight
- Create guidelines for content oversight and website creation for community website
- Send community email with link to community website once complete
- Send community email periodically, three to four months, with link to remind of website updates
- Obtain accidental insurance through Nationwide **CORRECTION**
- Deed notarized for transfer of additional common property to homeowner **COMPLETED**
- Clean detention pond (dirt, trees, mowing)
- Provide three weed and feed bids to the board for review and decision
- CMP to send termination letter of the landscaping contract to Burgess **COMPLETED**
- Board was informed that the vote on HOA covenant changes would be mailed around July 1, 2021.
- Board was informed that the privacy policy would be included in the covenant changes vote which will be mailed around July 1, 2021.
- Board agreed to review all items (website) with the homeowner one on one.
- Board reviewed status regarding the previous over payment of property taxes by the Developer. **ON HOLD DUE TO COVID BUT CONTINUING**
- Obtain need (or not) for volunteer insurance coverage from Nationwide and CAIS in writing.

5. Next Meeting: August 9, 2021 – 7:30 PM