

Firethorne Homeowners Association
Board Meeting
Monday, August 9, 2021 @7:30pm

Meeting Location

140 Rosecrest Lane, Simpsonville SC
Virtually via Teams

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 minutes as presented and Kristin seconded the motion. The minutes of the July 12, 2021 meeting were then unanimously approved by the Board.

NEW BUSINESS:

Landscaping Committee Update - Sandy Maylock

HOA has obtained a new Workman's Compensation Policy to cover volunteers from (company) at an additional annual cost of \$570; this is separate from the property and E&O insurance provided by Nationwide. The new policy went into effect July 1, 2021 and runs through July 1, 2022.

The board requested new estimates of landscaping expenses for the rest of the year and also requested the committee begin working on an estimate for 2022 expenses for consideration in the 2022 budget.

Additional projects that were proposed included two additional bridges in the creek area and a fishing platform. The board requested estimates for the projects. Adding a picnic gazebo may be researched next year.

Detention pond maintenance was discussed, and considerations were made to contract the maintenance out due to the size and difficulty accessing and maneuvering within the area. The equipment the committee currently has needs to be repaired and maintained which would be an additional expense and only a few committee members are comfortable using the equipment. The board requested quotes be obtained for maintaining the detention pond more frequently than semi-annually.

Social Committee Update - Christine Wilson

Snow cone truck may be rescheduled for August 14th as a back to school kick off. The social committee is in the process of determining their next meeting date.

Architectural Review Committee - Bryan Howard

No requests to discuss.

Financial Report as of June ME 2021

- Balance for Spending: \$8,262.01
- Expenses: \$1,595.26
- Reserve: \$3564.67

EXISTING ACTION ITEMS:

Completed

- Provide additional research and information on reduction of landscape cost
- CMP to move \$850 into reserves per budget
- Obtain information regarding volunteer insurance coverage from Nationwide and CAIS in writing
- Provide three weed and feed bids to the board for review

Items Still In Progress

- Write and execute variance for allowing vehicles in road for extended time with permission
- Include reminder of payment options in newsletter
- Provide list of covenant changes to CMP to format and mail to neighborhood for vote
 - Changes have been drafted but need to be voted on by community
- 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
- Clean detention pond (dirt, trees, mowing)
 - Discussed possibly contracting out
- Board reviewed status regarding the previous over payment of property taxes by the Developer.
 - On hold due to COVID will but discuss with Simon
- Determine use or revision of existing BOD and Officer Code of Conduct
 - Not discussed at this meeting
- Review/edit/determine use of Covenant Enforcement Policy
 - Not discussed at this meeting

New Action Items

- Sandy to provide landscaping estimates of:
 - Expenses for the remainder of 2021
 - Expenses for budget consideration in the 2022 year
 - Mowing of detention pond
 - Project recommendations (bridges, pier)
- Bryan to follow up with Simon at CMP on the mailing of the Privacy Notice to the community
- Bryan to follow up with Simon on the status of recouping property taxes
- Tammy to send current copies of the Privacy Notice and Covenant Change Request document to the board

Next Meeting

Last Monday of each month, September 27th at 7:30pm