

**Firefly Property Owners Association, Inc.**

**Board Meeting**

**April 24, 2013**

**Location:**

- Firefly Cove Lake Lure, North Carolina – Firefly Cove Lodge

**Roll Call/Call to Order:**

- The meeting was called to order by President Bob Cameron at 3:33pm.
- Directors present: President Bob Cameron, , Secretary Mike Kirkman, Director Joe Pritchett, and Director Bob Cobbett
- Directors present by phone: Treasurer Scott Flowers
- Directors Absent: None

**Approval of Minutes:**

The approval of the minutes from the Firefly Cove Board meeting of March 9, 2013 was tabled after a brief discussion.

**Updates:**

- President Cameron reported that the columns for the security gate have been completed. The installation and completion of the security gate is still on budget and on time. The security gate should be operational sometime in May. Treasurer Flowers thanked Secretary Kirkman for sending photos of the progress to all the property owners.
- President Cameron reported that the cause of the water leaking into the pool pump house was that the pool deck drain was improperly installed. The pool deck drain has been fixed and sealed. Some water is still leaking into the pool pump house and further examination of the drainage pipe is needed. Installation of a new gas pipe, exhaust fan, and electrical outlet will be completed in the next week. The replacement of the pool heater, filter, and the addition of an ozonator is scheduled for early May. The pool should be open by Memorial Day.

- President Cameron reported that the fire pit by the lake has been completed and is ready to be used.
- Treasurer Flowers reported that the finance committee will have the 2014 preliminary budget ready for the Board's review at the August 9, 2013 Board meeting.
- Director Pritchett stated that nothing has been done about revising the By-Laws and Covenants of Firefly Cove to eliminate the reference to the "declarant" in order to make the two documents easier to read and understand. Director Pritchett stated that he would like to see the following changes made to the By-Laws and Covenants;
  1. Revise the rules so that two Board members cannot bind the POA
  2. Reduce 38/57 votes required to pass recommendations to 29/57
  3. Allow voting by email
  4. Changes to the common area can be decided by the Board
  5. Increase the spending limit of the Board from \$5,000 to \$10,000 before property owner approval is required.

Treasurer Flowers agreed with Director Pritchett and suggested that Director Pritchett take the lead in revision of the By-Laws and Covenants. Other Board members expressed their concern about the legality of these changes. It was decided to proceed with the recommendations and upon final Board review seek legal counsel. Any changes to the By-Laws and Covenants would have to be approved by the property owners and recorded in the public records of Rutherford County.

- Director Pritchett informed that Board that Lot 2 had been sold, Lot 26 and Condominium 203 were under contract and that the ARC has given final approval to the construction on Lot 22.
- Director Pritchett opened a discussion on the Architectural Review Committee. Director Pritchett reported that according the Covenants, the ARC is under the authority of the Board, not the POA or the membership. Furthermore the ARC guidelines are subject to change by the Board. Director Pritchett stated that he would like to see the following changes made to the ARC Guidelines.
  1. No construction allowed on Saturday from May 1 – September 30
    - Exceptions to working on Saturday may be granted by the ARC by request
    - All construction sites should be cleaned up before leaving on Friday afternoon

**Treasurer Flowers announced he has another obligation and had to withdraw from the Board meeting. The Board meeting continued with the remaining 4 Board members.**

2. Under current ARC guidelines property owners are asked to keep their home and/or property current with Firefly Cove standards. However, there are no remedies if property owners fail to maintain their property. Director Pritchett would like the ARC to develop a system to inform property owners that their house and/or landscaping are not meeting Firefly Cove standards. He suggested that President of the POA identify the violation, and then verbally inform the property owner that they have 15 days to remedy the situation. If the property owner does not act within

15 days, a formal letter from the Board demanding that the violation be corrected within 15 days will be sent to the property owner. If the situation is not resolved in the time allotted, then the ARC will remedy the situation. It was suggested that if the ARC has to remedy the situation, then a fine of \$200 – \$400 should be imposed along with the invoice for the work done. The property owner will have to pay the fine and the invoice within 30 days or a lien will be filed against their property. Director Pritchett reported that the ARC has received \$1,600 in ARC fees from the construction of new homes. Director Pritchett would like to have the use of the \$1,600 and any additional money collected from the construction of a new home to remedy these situations. President Cameron stated that he would put this procedure in writing and bring it to the next Board meeting for discussion, approval, and implementation. Director Pritchett said he would contact Beth Voltz to find out the timing and penalties that the laws of North Carolina allow the POA to do.

3. Director Pritchett recommends that the construction of any boat house and the path from the boat house to the main house also fall under the guidelines of the ARC.

4. Director Pritchett stated that some property owners have asked for assistance from the ARC in choosing the exterior paint colors, roofing shingles and type of stone to use for the construction of their new house. Director Pritchett has asked Teresa Tincher to provide 5 or 6 sample combinations that would meet the Firefly Cove standards.

- Director Pritchett asked that Secretary Kirkman post a sample ARC application on the Firefly Cove website.
- Director Pritchett reported that Debra Lane has agreed to join the ARC committee. The committee now consists of Chairman Joe Pritchett, Ellen Osbourne, Bob Cobbett, Jonathan Hinkle, Mike Kirkman and Debra Lane.
- Director Pritchett suggested that the Secretary remind the home owners that they must contact the ARC before any improvements, changes, or work is done to the exterior landscaping or structure.
- Director Cobbett questioned the status of the “Vision Committee”. It was reported that the Vision Committee has done little or nothing to this date. Director Cobbett stated that the Board needs to move forward. He suggested that the Board survey the property owners for their opinion on the priorities for Firefly Cove, the timing of implementing the priorities, and the manner in which the priorities would be funded. Director Cobbett and Secretary Kirkman will develop the survey and administer the survey. There was a discussion on how much money should be put into the reserves and how much money should be allocated for community projects. It has been determined that the daily operations of Firefly Cove cost between \$50,000 and \$60,000 a year. This leaves about \$40,000 to be placed into reserves or spent on community improvement. There was a discussion on who should decide how this money should be spent. The finance committee will develop the 2014 budget and present it to the Board at the next Board meeting August 9, 2013. The Board will discuss the budget and then recommend it to the property owners at the October 19, 2013 annual property owner’s association meeting.

- President Cameron opened a discussion on the Firefly Cove trail system. It was decided that the first step is to have the entire trail system surveyed. The Board has already committed \$2,000 of the about \$6,000 needed to survey to trail system. When the additional \$4,000 needed is secured then the Board will proceed with having the entire trail system surveyed. Nothing will be done to the trails until the survey is completed.
  
- President Cameron started a discussion on reserving the use of the Lodge by property owners. There is a concern that there is no policy in place for the use of the Lodge. After much discussion the following guidelines have been suggested
  1. Limit the number of guests to a maximum of 50 people
  2. Compliance deposit of \$250, if the lodge is left as it was found deposit is returned
  3. Time of party is limited from 4pm-9pm.
  4. The lodge is cleaned and everyone is gone by 10pm
  5. Music is to be turned off by 9pm
  6. No reservations can be made on Memorial Day Weekend, the Fourth of July Week, and Labor Day weekend.
  7. The property owner is the first one at the lodge and the last one to leave. The owner must be in the Lodge for the entire time of the party.

Secretary Kirkman said he would put the policy in writing for the Board discussion at the next Board meeting.

- Secretary Kirkman stated that the Board needs to be thinking about the topics for discussion for the annual property owners association meeting on October 19, 2013
  
- Director Cobbett reported that he has contracted with Dillon Dyer Pool Services to clean the pool again this year. Director Cobbett will insure that Dillon Dyer Pool Services provides current insurance information to the Board. Director Cobbett stated that pool chemical costs are expected to be half of what they were last year due to the installation of the new pool equipment
  
- The time and date of the next Board meeting will be on Saturday August 9, 2013 at 9:00am in the Lodge.
  
- The Annual Property Owners meeting was scheduled for Saturday October 19, 2013 at 10:00am in the Lodge.

## **Adjournment**

- The meeting was adjourned at 5:19pm.