

Firefly Property Owners Association, Inc.

Board Meeting

January 2, 2015

Location:

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by President Joe Pritchett at 9:01am
- Directors present: President Joe Pritchett, Vice President Bob Cameron, Treasurer Doug Newton, Secretary Mike Kirkman, and Director Jonathan Hinkle
- Directors Absent: None
- Property Owners present: Ellen Osbourne, Jack and Pam Buckingham, and David McKinsey
- Others present: None

Quorum:

There being a sufficient number of Board members present a quorum was established.

Approval of Minutes:

- The minutes from the Firefly Cove Board meeting of October 17, 2014 and November 23, 2014 were approved without changes by motion, second, and a unanimous vote 5-0.

Property Owners Input/Comments/Concerns:

- A discussion was started on nuisances within Firefly Cove. Specifically the use of fireworks within Firefly Cove, barking dogs, and dogs brought to the pool area. Section VII Article 15 in part states

“No obnoxious or offensive activity shall be carried on upon any portions of the Subdivision nor shall anything be done tending to cause embarrassment, discomfort, annoyance or nuisance to any Owner of a Lot, tenant or guest thereof in any area of the Subdivision thereby diminishing the enjoyment of other Lots by their owners. No hazardous or toxic substances or wastes as defined by applicable law shall be dumped within the Subdivision. No plant, animal, device or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of any portion of the Subdivision by the Lot owners, tenants, and guests thereof, may be maintained.”

This covenant does not specifically address the use of fireworks or barking dogs. The Board will address these concerns at the next Board meeting and bring forth a recommendation to the membership if necessary. North Carolina Law strictly prohibits animals in the pool area.

- A discussion was started on the definitions of “carriage style doors” for the ARC. Director Hinkle stated that the definition of a carriage style door is that it appears to be like the old style garage doors that were hinged and open from side to side instead up and down. President Pritchett stated that the ARC was charged with the task of approving the “carriage style doors” prior to construction and once the ARC approved the plans they approved the “carriage style doors”.
- A discussion was started on the erosion of the creek on the east side and what could be done to stop the erosion. Vice President Cameron stated that anytime that a natural waterway is to be disturbed that local permits must be obtained. Vice President Cameron stated that he has contacted the local Lake Operations manager for permission to clean out the creek and fix the erosion problems.
- A discussion was started on the marking of the trail system for residents to follow. Vice President Cameron stated that the trail is marked with concrete pads every few hundred feet and should be easy to find and follow.
- A discussion was started on the excess traffic on the road in The Ridges. Vice President Cameron stated that he has contacted the Lake Lure police department to increase their patrols in the area and the installation of the security gate this year should help.

Discussion Items:

- President Pritchett started a discussion on increasing the number of boat slips from 9 slips to 13 slips. The PowerPoint presentation and the request for permission to construct the additional slips will be presented to the Lake Advisory Board on February 2, 2015 and to the Lake Lure Town Council on February 10, 2015.
- Secretary Kirkman started a discussion on the cost of renewal of the domain name “fireflycovenc.com” and the cost of hosting the Firefly Cove website. Secretary Kirkman recommended that the Board approved the renewal of the domain name at the cost of approximately \$50 and the hosting of the website at the cost of approximately \$200. After a Board discussion, the recommendation was approved by motion, second, and a unanimous vote 5-0.
- Secretary Kirkman started a discussion on the date for the 2015 annual property owners meeting. Secretary Kirkman recommended that the 2015 annual property owners be held on Saturday October 17, 2015 at 10am in the Lodge. After a Board discussion, the recommendation was approved by motion, second, and a unanimous vote 5-0.
- Secretary Kirkman started a discussion on placing reflectors or reflecting strips on the ends of the security gate to make the gates visible at night. Vice President Cameron stated he would take care of installing a reflector on the ends of the gate.
- Vice President Cameron started a discussion to light the 4 columns on the bridge that leads to the lakefront lots. Vice President Cameron recommended that the Board accept a bid of approximately \$1,100 to accomplish this task. After a Board discussion, the recommendation tabled until the next Board meeting.
- Vice President Cameron started a discussion on the future concept design for the pool and outdoor terrace expansion. Vice President Cameron recommended that the Board accept a bid of approximately \$1,000 to provide the drawings for this project. After a Board discussion, the Board suggested that Director Hinkle and/or Vice President Cameron make a rough conceptual design at no cost to the association.
- Vice President Cameron started a discussion future mowing of The Ridges and The Pinnacle. Vice President Cameron stated that the Board is currently mowing private property in The Ridges and The Pinnacle. Vice President Cameron presented a plan for the Board to review and discuss at the next Board meeting. See Attachment A.

- Vice President Cameron started a discussion on security gate passcode recommendations. Vice President Cameron stated that the current gate code is known by virtually everyone in town. President Cameron recommended that the gate code be changed in the next few weeks. Vice President Cameron stated that he has developed a procedure to make the security gate secure for property owners. Director Hinkle stated that he has developed a procedure to make the security gate secure for the construction workers.

- Treasurer Newton started a discussion on financial procedures. Treasurer Newton stated that in reviewing the North Carolina law, the association must maintain strict internal control of the finances. Treasurer Newton suggested being diligent in obtaining and maintaining the proper documentation for any expenditure is essential. Treasurer Newton stated he wanted to make some changes in the financial presentations that the association is currently using. He wants to begin using “Fund Accounting” instead of the current accounting procedures the association is using. Fund Accounting is basically accounting for non-profit organizations. Treasurer Newton wants to start providing 3 quarterly statements for the Board and the membership. A statement of activity (what the association took in and the expenditures the association took out and the net increase or decrease in the fund balances), a statement of net asset balances (did the associations cash balance in the reserve account and the operating account increase or decrease) and a statement of cash flow. Treasurer Newton stated that he hopes to have this transition completed in the first quarter of 2015.

- Treasurer Newton recommended sending quarterly statements via email to property owners instead of mailing statements through the US mail. After a Board discussion, the recommendation was approved by motion, second, and a unanimous vote 5-0.

Adjournment:

- The meeting was adjourned at 10:51am.

**Firefly Cove mowing and maintenance for
the Ridges and the Pinnacle**

Clarified and revised: January 1, 2015

- The property adjacent to the paved roads for the Ridges and the Pinnacle area are the sole responsibility of the property owners for maintenance and mowing. All land and property to the roads edge are presently owned by those lot owners. The paved road thru the Ridges and Pinnacle are for those property owners access to those lots.
- The current policy from the Firefly Cove Board is to mow along the adjacent area with the lawn mower to help those property owners maintain a kept appearance..
- The entry areas to the Ridges and Pinnacle will be maintained by the POA by mowing.
- This policy, has committed all of the Firefly Cove property owners to pay for mowing, with- out the benefit of that work.
- Any areas maintained by the Firefly Cove property owners association and under the supervision of the Firefly Cove board of directors, shall be at the boards sole descretion for times dates, and how frequent the tasks are completed. These areas will be maintained on the schedule determined by the Firefly Cove board of directors.

- **This clarification and revision shall set the terms and time limits for the POA to mow the road side grass**
- Property owners shall take over the full responsibility to maintain their property at the time of obtaining the final inspection for their new home and the certificate of occupancy.
- Once an owner has the CO, they shall mow and maintain their properties to the paved roadside. The POA will not continue to pay for the mowing and maintenance for the adjacent road side areas.
- This policy is the same for all residents. Those residents in the Village and Hillside areas of Firefly Cove have always been and presently are required to maintain the adjacent roadside areas of their properties. The building lots and homes for the Village and Hillside areas of Firefly Cove shall also be maintained by the property owners at all times.
- The Firefly Cove board of directors shall assure that all areas, and vacant lots are maintained.
- All Firefly Cove property owner shall maintain their property in accordance with these policies. Notices of violations will be sent to any property owner in violation of these policies by the Firefly Cove Board of Directors.
- **Failure to immediately correct the issues, will be fined daily by the Firefly Cove board of directors, starting from the first day of the notice of violation. The amount of the fines shall be set by the Firefly Cove Board of Directors. The fine is currently at \$ 50 per day.**