

Firefly Property Owners Association, Inc.

Board Meeting

August 9, 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 10:06 am.
- Directors present: President Bob Cameron, Treasurer Scott Flowers, Secretary Mike Kirkman, Director Joe Pritchett, and Director Bob Cobbett
- Directors Absent: None
- Property Owners 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 March 9, 2013 and the minutes for the Firefly Cove Board meeting of April 24, 2013 were approved by motion, second, and a unanimous vote 5-0.

Updates:

- President Cameron reported that the installation of the security gate has been completed. President Cameron stated that the gate can be opened by entering a code, by using the car garage door opener, by calling the property owner listed on the directory or by using the key fob. Beginning in 2014, non Firefly Cove property owners (construction personnel, USPS, garbage collection, etc.) will be issued their own key card. The total cost for the security gate was approximately \$27,000 and has been paid.
- President Cameron reported that the computer that monitors the security gate and the lodge had a major malfunction and had to be replaced.

- Director Cobbett reported that the swimming pool is open and all the new equipment has been installed and is working properly. The cost was approximately \$7,000. The chemical usage has been reduced. The cost to operate the pool is for the season is approximately \$3,500. There is still water leakage into the pump house that needs to be checked out. President Cameron stated this will be addressed this fall.
- Secretary Kirkman reported that there were 5 new property owners since the last Board meeting.
- Treasurer Flowers reported that the finance committee has met. There were minor issues with the final 2012 financials, but they have been resolved and the POA can proceed with filing the 2012 tax returns. It was thought that we would have to list all of POA assets and place a market value on each asset. This would be a long and tedious process. However, it was discovered that this was not necessary and we will only have to list the new assets. Treasurer Flowers recommended the 2014 budget to the Board. After discussion the 2014 budget was approved by motion, second, and a unanimous vote 5-0.
- Director Pritchett started a discussion about the Architectural Review Committee Guidelines. Director Pritchett reported the results of several decisions that were made by the ARC with regards to current construction projects. Two construction projects were approved by the ARC with a unanimous vote. A third construction project was approved with revisions after a 4-2 vote. President Cameron stated that the Board should stand behind the decision of the ARC committee. Director Pritchett explained the circumstances of the third project. Director Pritchett recommended several changes to the ARC Guidelines on behalf of the ARC committee. Secretary Kirkman read the recommendations from Beth Voltz. After a discussion the Board suggested several revisions to the ARC Guidelines. Secretary Kirkman will rewrite the ARC Guidelines to include these revisions. The new ARC Guidelines will be sent to each of the Board members for a final review.
- Director Pritchett opened a discussion to make changes to the By-Laws. Director Pritchett suggested that the following changes be made to the By-Laws.
 1. Reduce the amount of time for meeting notification from 60 days to 30 days
 2. Allow the membership to vote by email
 3. Require the approval of at least 3 Board members to act
 4. Remove the reference of the declarant

Secretary Kirkman will rewrite the By-Laws to include these revisions. The new By-Laws will be sent to each of the Board members for a final review and then be sent to all property owners with the notice of the annual meeting. Two-thirds of the membership will be required to make the changes. If the changes to the By-Laws are approved by membership at the annual meeting the new By-Laws will be recorded in the public records of Rutherford County.

- Director Cobbett reported the results of the property owner's survey. 64% of the property owners responded to the survey. The top 5 amenity priorities were hiking trails, paving the roads, a walkway to the lakefront, put in additional boat slips, and add new canoes, kayaks, etc. The property owners also overwhelmingly supported working within the current dues structure with no increase in dues.
- President Cameron started a discussion on the hiking trails. Director Pritchett stated that the Board needs to survey the existing Firefly Cove hiking trails so we know where the trails are and then the Board can determine the cost to build the hiking trails and the cost to maintain the hiking trails. Treasurer Flowers recommended that the Board complete the hiking trails in phases.

Phase 1 will consist of surveying the best route to take from the common area by the dock to the Pinnacle and constructing the hiking trail from the common area by the dock to Boys Camp Road.

Phase 2 will consist of the construction of the hiking trail from Boys Camp Road to the Pinnacle. From the Pinnacle hikers can easily access the Chimney Rock State Park trail system.

After discussion the recommendation was approved by motion, second, and a unanimous vote 5-0.

- Director Cobbett recommended a walkway and parking area in the common area by the dock. President Cameron stated that he has a plan to landscape and to construct a walkway and parking area. He stated that he would complete the project this winter. After discussion the recommendation was approved by motion, second, and a unanimous vote 5-0.
- The Board discussed revising the 2014 budget to include \$4,500 to the landscape budget for the irrigation system and the parking area by the dock and add \$4,000 to the Trail Fund for completion of Phase 1. After discussion the recommendation was approved by motion, second, and a unanimous vote 5-0.
- Secretary Kirkman reported a request from the Condominium Owners Association to have 6 reserved parking spaces in the POA parking lot for condominium owners. President Cameron recommended that the POA set aside 3 reserved parking spaces for the condominium owners. After discussion the recommendation was approved by motion, second, and a unanimous vote 5-0. Secretary Kirkman will order 3 reserved parking signs at a cost not to exceed \$100 and the signs are to be paid for by the COA.
- President Cameron presented a request from a property owner install a boat lift. After discussion the request was denied by motion, second, and a unanimous vote 5-0.

- Secretary Kirkman reported the discovery that Mountain 1st Bank has ownership to 2 pieces of Firefly Cove POA common area. Tax parcel #1643189 and #1644168. Secretary Kirkman reported that he met with Jerry Rapp of the Rutherford County Tax Office and Mr. Rapp informed Secretary Kirkman that the easiest way to transfer the property from Mountain 1st Bank to the POA was for Mountain 1st Bank to issue a quit claim deed to the POA. President Cameron met with representatives from Mountain 1st Bank on site to show them the property. No action has been taken by the bank or the POA.
- President Cameron started a discussion on rezoning the common area to a conditional R-3. He stated that he met with the zoning department for the Town of Lake Lure and they recommended that the POA put together a long term plan that would include more boat slips, kayak rack, restrooms, barbeque pit, temporary tents, etc. The permit fee is approximately \$800 and the process will take 4 to 6 months to complete. Director Cobbett stated that one of the top 5 amenities was the construction of additional boat slips. Secretary Kirkman stated that there is a waiting list of 7 property owners that would like to have a boat slip. Director Pritchett stated that it would cost approximately \$1500 to survey the dock. Director Pritchett also stated that there is a need for area in which to launch the canoes and kayaks. Director Pritchett will order the survey of the boat dock and surrounding common area. The rezoning of the common area was approved by the property owners at the 2012 annual meeting. Any construction or addition of an amenity within the rezoning will have to be approved by the property owners.
- Secretary Kirkman started a discussion on a Board regulation for reserving the use of the POA common area for parties by property owners. Secretary Kirkman recommended the Board approve the regulation as presented to the Board. (See Appendix A) After discussion the recommendation was approved by motion, second, and a unanimous vote 5-0.
- The Board discussed topics for the annual property owners association meeting on October 19, 2013.
- The Annual Property Owners meeting was scheduled for Saturday October 19, 2013 at 10:00am in the Lodge.
- The time and date of the next Board meeting will be immediately after the conclusion of the Annual POA meeting on Saturday October 19, 2013 in the Lodge.

Adjournment

- The meeting was adjourned at 1:24 pm.

Appendix A

Use of Lodge Common Area Facilities

Board Regulation

1. All reservations for the use of Firefly Cove POA common area must be made by the property owner by contacting the Board Secretary.
2. Property owners must complete and sign the “Special Use of Common Area” request form.
3. Property owners must provide a “Certificate of Liability Insurance” naming the Firefly Cove COA and Firefly Cove POA as additionally insured.
4. Property Owners must submit a “Compliance” deposit of \$250. Checks should be made out to: Firefly Cove POA PO Box 303 Lake Lure, NC 28746.
5. The compliance check must be submitted at least 10 days prior to the event. If the lodge is left as it was found after the event the “Compliance” deposit will be returned to the property owner within 10 days.
6. “Common Area” being reserved is defined as
 - a. the main meeting/seating room that contains the TV
 - b. the wet bar/pool table room
7. The pool and pool deck will remain opened and available for use by other property owners.
8. Limit the number of guests to a maximum of 50 people.
9. Time of party is limited from 4pm–9pm.
10. The lodge is cleaned and everyone is gone by 10pm.
11. Music is to be turned off by 9pm.
12. No reservations can be made on Memorial Day Weekend, the Fourth of July Week, and Labor Day weekend.
13. 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.