

**Firefly Property Owners Association, Inc.**

**Board Meeting**

**March 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 10:00am.
- Directors present: President Bob Cameron, Treasurer Scott Flowers, Secretary Mike Kirkman, Director Joe Pritchett, and Director Bob Cobbett
- Directors Absent: None

**Approval of Minutes:**

The minutes from the Firefly Cove Board meeting of January 5, 2013 and the minutes of February 9, 2013 were approved with changes by motion, second, and a unanimous vote 5-0.

**Discussion Items:**

- President Cameron opened a discussion on the construction of the security gate. President Cameron stated that he has solicited bids to build the security gate and from the bids that he received he recommends that the Board accept the bid from Advanced System Design. President Cameron said that the bid included \$15,684.93 for the installation of the gate and controllers, \$8,800 for the stone work, and approximately \$1,500 for the electrical work. The gate should be operational in May. After Board discussion the recommendation was approved by motion, second, and a unanimous vote 5-0.
- President Cameron informed the Board that the 6 underground trash cans located on the east side of the pool area have been removed and the area will be landscaped. There is a large commercial trash receptacle located in the storage area for all the condominium and property owners to use to dispose of trash.

- Secretary Kirkman reported that negotiations with Mountain 1<sup>st</sup> Bank for the right of way using the private road owned by Firefly Cove to the 27 acres adjacent to Firefly Cove have been completed and recorded in the public records of Rutherford County.
- Treasurer Flowers opened a discussion on items related to the income and expenses of the Firefly Cove POA. Treasurer Flower reported the formation of the Finance Committee. The Finance Committee consists of Treasurer Scott Flowers, Spencer Robinson, and Bob Cobbett. Spencer Robinson has agreed to complete the 2012 Federal Tax Return for Firefly Cove POA, Inc. A discussion was held whether or not to file the 2012 tax returns before the compiling a list of the association's assets and the value of the assets. It was decided to let Spencer Robinson make the decision.
- Treasurer Flowers recommended a change in the bookkeepers' responsibilities to include the procedure to collect past due assessments. After Board discussion the recommendation was approved by motion, second, and a unanimous vote 5-0.
- Treasurer Flowers and Director Cobbett presented a full year evaluation of the reoccurring expenses of the association. For budgeting purposes the reoccurring expenses total approximately \$4,400 per month. There was also a discussion on the amount needed for reserve account. It was decided that the Finance Committee would look at the amount needed in the reserve account and present a recommendation to the property owners in the 2014 budget. Treasurer Flowers reported that after paying for all the reoccurring expenses, funding the reserve account, paying for the installation of the security gate, and paying for the pool upgrades, hopefully the association will have about \$11,000 at the end of 2013.
- President Cameron opened a discussion on the Firefly Cove trail system. President Cameron reported that it will cost approximately \$5,800 to survey and print maps of the trail system. President Cameron recommended that the Board approve \$2,000 of the \$5,800 needed to proceed with the survey and maps of the Firefly Cove trail system from this year's budget. President Cameron stated that Tom Smith would fund raise the additional \$3,800 needed to survey the trail system. Treasurer Flowers will add a line item for the trail system in the 2014 budget. After Board discussion the recommendation was approved by motion, second, and a unanimous vote 5-0.
- Director Cobbett opened a discussion for a walkway from the end of the loop of the road to the dock. If the Board landscapes the common area leading to the dock to prevent vehicle traffic, then a drop off zone and a walkway would be needed. President Cameron suggested that the Board investigate purchasing Lot 26 to provide parking and additional recreational area for the future. Director Pritchett reported that the ARC did an extensive study of the use of the common area leading to the dock and could not make a recommendation to the Board. The ARC recommends that the Board decide on how to address access to the dock area. (Eliminate parking in the common area, landscape, drop-off zone, etc.)

- Director Pritchett opened a discussion on the Architectural Review Committee. The ARC recommends that the \$400 architectural review fee remains the same. During the previous Board meeting it was suggested that future property owners must supply a 3-D rendering of the house that is being built. The ARC feels that the 3-D rendering of the house and the cost to the property owner is not needed. Director Pritchett reported that the ARC has given final approval to the construction of for the Hinkle and Kirkman houses. Director Pritchett reported that property owners are having trouble selecting colors to represent the “rustic” look for their house. Director Pritchett suggested that the Board contract with a home designer to come up with 4 or 5 different exterior color combinations for property owners to choose from when constructing their house. Treasurer Flowers said that Hickory Construction has the color combinations for a “rustic” look. Treasurer Flowers will provide these color combinations to the ARC. Director Pritchett stated that the ARC needs to revise some of the ARC guidelines to include boathouses and any changes to existing homes (painting, landscaping, etc.) needs to be approved by the ARC.
  
- Secretary Kirkman 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. Secretary Kirkman will email a copy of the By-Laws and Covenants to each Board member for their input on the revision. The Board will present the revised documents to all the property owners at the annual meeting in November for approval.
  
- Director Cobbett opened a discussion on the maintenance of the pool. The pool deck is leaking into the pool pump house. The pool heater, gas line, and filter unit needs replacing. Director Cobbett recommends that the Board approve the sealing of the pool deck and the replacement of the pool heater, gas line, filter, and the addition of an ozonator. Director Cobbett recommends that the Board approve the bid from Medallion Pool Company. The cost will be approximately \$6700. Director Cobbett reported that the chemical usage would be reduced approximately \$1,300 a year. After Board discussion the recommendation was approved by motion, second, and a unanimous vote 5-0.
  
- Director Cobbett will draft a contract with Dillon Dyer Pool Services to monitor the pool when the pool is opened. Director Pritchett recommended that Mr. Dyer attend the training session on the use of the new equipment that is provided by Medallion Pool Company. President Cameron recommended that the Board invite other property owners to attend the training session so that the daily maintenance can be divided among as many property owners as possible. The pool is scheduled to be opened in early May.
  
- Secretary Kirkman opened a discussion on the parking for the Hinkle wedding scheduled on August 3, 2013. After discussion the Board recommends that additional parking be limited to the inner curbside of the road and stay off the grass.

- Secretary Kirkman recommended that the Board approve the contract between the Firefly Cove POA and the owners of Lot 36. **See Attachment "A"**. After Board discussion the recommendation was approved by motion, second, and a unanimous vote 5-0.
  
- Director Pritchett reported that the POA received a past due notice from Rutherford County for unpaid taxes from 2009 and 2011. It was discovered that during the transfer of the common area from the developer to the POA the taxes for 2009 and 2011 were not paid by the developer. The POA paid the back taxes in the amount of \$839.76.
  
- 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 12:14pm.

ATTACHMENT "A"

Firefly Cove Property Owners Association, Inc.  
and  
Owners of Firefly Cove Lot 36  
Agreement

March 9, 2013

Firefly Cove Lot 36 is referenced from WNC Land Surveyors drawing of the Firefly Cove Subdivision and recorded in the Rutherford County North Carolina public records Book 27 Page 388-389.

Lot 36 is subject to that Common Area Easement as shown on the above referenced plats (the cross hatched area) which Common Area Easement is hereby reserved for the benefit and use of the owners and residents of Firefly Cove and its successors and assigns. A "Firefly Cove" entry sign is also situated on Lot 36 but is not located on the Common Area Easement.

In exchange for the use of the Common Area Easement and use of the area for the "Firefly Cove" entry sign, as currently located, the Firefly Cove Property Owners Association, Inc. will provide the following;

1. Ground maintenance in Section "A" of the Firefly Cove Community Garden Landscape plan. Ground maintenance service is defined as grass cutting, weed control, trimming, and leaf blowing.
2. Mulching with pine straw and maintenance in Section "B" of the Firefly Cove Community Garden Landscape plan.
3. Mulching with pine straw and maintenance in Section "C" of the Firefly Cove Community Garden Landscape plan.

The owner of Lot 36 is responsible for Section "D" of the Firefly Cove Community Garden Landscape plan and all other areas not designated.

The original Firefly Cove Community Garden Landscape plan is on file with the Secretary of the Firefly Cove Property Owners Association, Inc.

This agreement will be conveyed to subsequent owners of Lot 36.

<u>Robert H. Cottrell</u>	<u>3/9/13</u>
Owner of Lot 36	Date
<u>Martha P. Cottrell</u>	<u>3/9/13</u>
Owner of Lot 36	Date
<u>Robert A. Cameron (president)</u>	<u>3/9/13</u>
Firefly Cove Property Owners Association President	Date

DIVIDED AT CONTRACTOR'S EXPENSE.

ALL BE REPAIRED AT THE CONTRACTOR'S  
SHED TO ACHIEVE A CLEAN FINISHED  
UAL ADD SOIL AMENDMENTS AND  
LEAS UNDER EXISTING TREE DRAPLINES  
ITS DRAINAGE,  
ITS ON-SITE AT THE TIME OF FIELD  
SITATIONS WILL RESULT IN THE



The Firefly Cove POA is responsible for the ground maintenance in Section "A" this includes the same services provided to the other common areas in Firefly Cove

The Firefly Cove POA is responsible for matching with pine straw and maintenance in Section "B"

The Firefly Cove POA is responsible for matching with pine straw and maintenance in Section "C"

The owner of Lot 36 is responsible for matching and maintenance in Section "D" and all other areas

CHAPEL POINT ROAD



INTEGRATION OF SITE & ARCHITECTURE  
**LANDFORM**  
20 BATTERY PARK AVE # 402 - ASHEVILLE, NC 28601 - 828.252.2335 - FAX 828.239.0916



**COMMUNITY GARDEN**  
LANDSCAPE PLAN

**Firefly Cove**

DATE  
09.29.2008

REVISIONS

SHEET  
**1**  
OF  
**1**

Lot 36 of Firefly Cove as recorded in the Rutherford County North Carolina

Public Records Book 27 Pages 388-389

