

Firefly Property Owners Association, Inc.

Board Meeting

March 13, 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 9:00am
- 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: Pam Buckingham
- 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 January 2, 2015 were approved with changes by motion, second, and a unanimous vote 5-0.

Property Owners Input/Comments/Concerns:

- Property Owner Buckingham asked when the construction of the security gate for The Ridges would begin. Vice President Cameron stated that the gate has been ordered and that the construction of the supporting columns would begin the week of March 16 weather permitting.

Discussion Items:

- Vice President Cameron started a discussion to light the 4 columns on the bridge that leads to the lakefront lots. President Pritchett recommended that the Board discuss this item later in the meeting after hearing from Treasurer Newton during the Financial Update.
- Vice President Cameron started a discussion on his concept design for the future outdoor terrace expansion and pool. Secretary Kirkman expressed concerns that this project would not be needed for several years, if at all. Treasurer Newton asked if there was an estimate for the projected cost. Vice President Cameron stated that long term planning was needed in order to seek input from the property owners and to financially plan for the project. President Pritchett recommended that this plan be presented to the property owners at the annual meeting. Vice President Cameron stated that the design would be placed in the front office for anyone to look at and that he would present the concept design to the property owners at the annual meeting.
- Secretary Kirkman started a discussion on the safety of the treadmill machine. Several property owners have stated to various Board members that the treadmill machine has malfunctioned. President Pritchett recommended that the treadmill machine be disconnected. Vice President Cameron stated that he would make the treadmill machine inoperable. After a Board discussion, the recommendation was approved by motion, second, and a unanimous vote 5-0.

Director Hinkle stated that the Board should explore the idea and selling all the gym equipment and lease professional commercial equipment. Director Hinkle will present a plan to the Board at the next Board meeting for the type of equipment and the cost to lease. The main advantage to leasing the equipment is that newer equipment can easily be added and the leasing company would be required to maintain the current equipment. President Pritchett asked Secretary Kirkman to request suggestions from the property owners for the type of equipment that was desired.

- President Pritchett started a discussion on renting storage space to non-property owners in the POA storage area. President Pritchett recommended that the Board not allow space in the POA storage area to be rented. After a Board discussion, the recommendation was approved by motion, second, and a unanimous vote 5-0.
- A discussion was started on the Trail System. Vice President Cameron stated that Property Owner Tom Smith is making markers to place at the head of the trails. Secretary Kirkman stated that the Board budgeted \$1,500 in 2015 to maintain the current trail from the docks to Boys Camp Road. Vice President Cameron stated that he would maintain the trails with weed eating, mowing, and mulch.

- Secretary Kirkman started a discussion on the continual leaking of the pool into the pump room. Vice President Cameron stated that he has sealed the entire pool deck trough/gutter and that had eliminated the leak to the right side of the pump room. However, there is still a leak somewhere on the left side of the pump room. Vice President Cameron stated that the only real solution will be to take up the stone decking and do exploratory digging until the leak is found. Vice President Cameron stated that this action can wait until the fall.
- Vice President Cameron stated that the pool should be open sometime in mid to late May. Vice President Cameron stated that the pool requires cleaning and checking of pH levels 7 days a week. Vice President Cameron stated that anyone who would like to volunteer to help please contact him.
- President Pritchett stated that the Board has permission and a signed agreement with the lot owners of Lot 47 to construct the security gate to the Ridges on their property. See Attachment A.
- Vice President Cameron started a discussion restricting access to The Pinnacle. Vice President Cameron stated that this area has become the unofficial overflow parking lot for the State of North Carolina Boulder Run Trail System. Secretary Kirkman suggested two 6x6 posts, a heavy duty chain, and a combination lock to keep unauthorized cars from parking at The Pinnacle. Vice President Cameron stated he would seek permission from the Town of Lake Lure. Secretary Kirkman stated he would provide the combination of the lock to the property owners of The Pinnacle and to the Realtors as needed.
- President Pritchett started a discussion on changes to the Firefly Cove Architectural Design Standards. Vice President Cameron recommended adding language to the Architectural Design Standards that would require each new house constructed to place a 4 inch PVC pipe underneath the driveway for future use.

Director Hinkle stated that the POA should consider a \$2,500.00 non-refundable road maintenance fee to repair any damage done to the POA owned roads during the construction of a home. The \$2,500.00 non-refundable road maintenance fee for The Village would be implemented once the final top coat on the road in the Village was completed. In addition, the \$2,500.00 non-refundable road maintenance fee would be implemented immediately upon Board approval in The Ridges and in The Pinnacle as the final top coat in these 2 communities has already been installed. Director Hinkle will provide a recommendation to the Board at the next Board meeting. The Board will make the recommended changes to Firefly Cove Architectural Design Standards available for comment from the property owners and the ARC committee members for 90 days before final Board approval.

- Secretary Kirkman stated that currently the Board has reserved 2 multi-use boat docks for the use as temporary moorings. He stated that at no time has both multi-use docks been reserved. Secretary Kirkman recommended that the Board retain only 1 multi-use boat dock and increase the permanent boat docks from 7 slips to 8 slips. After a Board discussion, it was decided that no changes would be made to the Dock/Boat Slip Regulation. It was suggested that once the issue of additional boat docks was resolved with the Town of Lake Lure that that would be the time to revise the Dock/Boat Slip Regulations.
- Director Hinkle stated that Lot 25 and part of Lot 16 will have to be rezoned from R-1 to Conditional R-3 to proceed with the application to increase the number of boat slips from 9 slips to 13 slips. Conditional R-3 rezoning requires that the Board state what future construction, if any, would occur on the property. Vice President Cameron recommended to leave the current amenities as they are with no future additions on Lot 16 and Lot 25. After a Board discussion, the recommendation was approved by motion, second, and a unanimous vote 5-0.
- President Pritchett started a discussion on amending the Firefly Cove Covenants. President Pritchett recommended that the Board ask the members at the annual property owners meeting in October 2015 to approve a change in the covenants that would leave the current amenities as they are with no future additions on Lot 16 and Lot 25. After a Board discussion, the recommendation was approved by motion, second, and a unanimous vote 5-0.
- President Pritchett recommended the Board go into Executive Session to discuss a contract with a vendor. The recommendation was approved by motion, second, and unanimous vote 5-0. The executive session began at 10:14am and ended at 11:01am.
- Treasurer Newton stated that the implementation of the financial procedures that he discussed at the January 2, 2015 Board meeting will be delayed until the second quarter of 2015.
- Vice President Cameron started a discussion on providing electricity to illuminate the four stone columns on the bridge leading to the lakefront lots. He stated that the cost would be approximately \$1000. Vice President Cameron recommended the Board proceed with providing electricity to illuminate the four stone columns upon the availability of funds and the recommendation of Treasurer Newton. After a Board discussion, the recommendation was approved by motion, second, and a unanimous vote 5-0.

Adjournment:

- The meeting was adjourned at 11:34am.

Attachment "A"

Firefly Cove Property Owners Association, Inc.
And Owners of Firefly Cove Lot 47
Agreement

Firefly Cove Lot 47 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 47 is subject to Article 3 Section 3 of the DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS, TERMS AND CONDITIONS GOVERNING FIREFLY COVE, A MASTER PLANNED COMMUNITY, IN RUTHERFORD COUNTY, NORTH CAROLINA which states;

Gates and Attendants; Restricted Access to Lake Lure. Declarant and/or the Board may, but shall not be required to, provide a gate(s) at or near the entrance(s) to Firefly Cove which gate(s) may or may not be supervised by one or more attendants for the purpose of limiting vehicular and pedestrian access to the Subdivision. In addition, the Declarant and/or the Board may establish restricted access points to and from the Lake Lure water body.

A "Firefly Cove The Ridges" entry sign is also situated on Lot 47.

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

Ground maintenance in designated area as shown on the attached site plat. See Attachment A. Ground maintenance service is defined as grass cutting, weed control, trimming, and leaf blowing.

This agreement will be conveyed to subsequent owners of Lot 47.



Owner of Lot 47



Date

Owner of Lot 47

Date



Firefly Cove Property Owners Association President



Date

Attachment A

