

Firefly Property Owners Association, Inc.

Board Meeting

May 27, 2014

Location:

- Firefly Cove Lake Lure, North Carolina – The Lodge

Roll Call/Call to Order:

- The meeting was called to order by President Bob Cameron at 9:11 am.
- Directors present: President Bob Cameron, Vice President Joe Pritchett, Treasurer Bob Cobbett, and Director Jonathan Hinkle. Secretary Mike Kirkman was present via telephone.
- Directors Absent: None
- Property Owners present: None
- 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 April 4, 2014 were approved without changes by motion, second, and a unanimous vote 5-0.

Updates:

- Secretary Kirkman stated that the property that was in violation of Article 5 Section 7 of the Firefly Cove Declaration of Covenants is now in compliance and no further action is required.
- President Cameron updated the Board on the Security Gate for the Ridges. President Cameron will obtain a bid for 2 different types of gates. Gate #1 will be like the security gate to the village area and will cost around \$25,000. Gate #2 will be like the security gate to the village area except will be smaller and only a single gate and will cost around \$16,000. President Cameron will have plans and drawings of the two proposals at the next Board meeting. The 2 options will be presented to the membership to vote on at the annual meeting in October.
- Treasurer Cobbett stated that the association's financial situation is in good shape. One property owner has not paid the 2nd quarter assessment.

Discussion Items:

- Director Hinkle recommended that the Board approve the new Architectural Standards as proposed at the March 4, 2014 Board meeting. Vice President Pritchett stated that the new ARC Standards have been posted on the community website for over 60 days and that no property owner has made any comments. The recommendation was approved by motion, second, and a vote 5-0.
- Secretary Kirkman started a discussion on hosting weddings at Firefly Cove. Secretary Kirkman stated none of the Board members have presented any ideas and that this needs to be tabled until the next Board meeting.
- Vice President Pritchett started a discussion on mowing and maintaining the vacant lots in the Village and the Hillside communities. Vice President Pritchett stated that he would check with Board's attorney to determine if this is something the Board can do by passing regulations or is a change in the covenants required. Director Pritchett will present a recommendation at the next Board meeting.
- President Cameron started a discussion on the responsibility of the association to maintain and landscape the common area of the Ridges. According to the Rutherford County Tax Map there is no common area in the Ridges. President Cameron recommended that the association continue to mow and landscape the entrance to the Ridges and to mow 6 feet on both sides of the road to the end of the property. Any other mowing or landscaping would be the responsibility of the property owner. The recommendation was approved by motion, second, and a vote 5-0.
- Vice President Pritchett started a discussion on the completion of the repairs to the Lodge after the water line burst and flooded the common area of the Lodge. Vice President Pritchett stated that all the work had been completed in the common area and the Board agreed that all the work was completed to its satisfaction.

- Vice President Pritchett reported that the application to add boat slips to the Firefly Cove dock was rejected by the Town of Lake Lure Lake Advisory Board on Monday April 7, 2014. Vice-President Pritchett and Secretary Kirkman have written another proposal for a variance to add boat slips to the Firefly Cove dock. Vice-President Pritchett will present this to the Town of Lake Lure Lake Advisory Board on June 2, 2014. Secretary Kirkman reminded the Board that if the additional boat slips are approved that the construction of the new boat piers would not be a cost the association. It would be funded by the boat slips fees.
- Secretary Kirkman started a discussion on a request from a property owner. After a Board discussion Secretary Kirkman recommended that Vice President Pritchett contact the Board's attorney to clarify the request by the property owner and to assist in drafting a response from the Board to the property owner. The recommendation was approved by motion, second, and a vote 5-0.
- The date for the next Board meeting will be determined at a later date.

Adjournment:

- The meeting was adjourned at 10:25 am.