

PFFPOA Board Meeting – 01/13/13 – 2 PM

Board Members Present

Joyce Ryan
Jim Phillips
Harvey Adler
Ed Hauschild
Clark Murray

Budget Review

- At 2012 year-end, the surplus over budgeted expenditures was \$5341.95.
- The reserve fund was \$52,891.89.
- Observations
 - In 2012, gravel road maintenance was about double the budgeted amount.
 - Paved road maintenance was about half.
- We reviewed a history of year-end balances from 2004 to 2012.
 - Max year end balance was \$77,559 in 2008. Min was \$37,451 in 2006.
 - The average increase in the year-end balance was \$1,142 per year.
 - This includes a \$25,000 grant from the state in 2006 and a \$6,730 Firewise grant in 2011.
- Note that, in the past, our large unforeseen expenses have occurred early in the year when the annual working balance is high. If a problem occurred late, we might need a vote to tap the reserve.
- There are three undeveloped lots on an old logging road that has not been maintained. If someone decided to build, the association may be liable for expensive improvements.

Anticipated Road Maintenance in 2013

- Preventative maintenance on culverts or drainage ditches in three locations
- Gravel road maintenance at the top of Periwinkle
- Dead trees to be removed by lot owner on the Pinnacle and Forest Park Court
- Provide parking in the entrance gate area to control ongoing damage
- The Forest Park Wall needs plantings and a “No Parking” sign to avoid drain system damage.
- Sunflower needs some culvert work and patching
- Road striping methods are under study.
- We should get more estimates for paving. Carolina Paving may be better than Pisgah Paving.
- We anticipate that Pisgah Forest Drive will need extensive patching or resurfacing in 2-3 years.

Dogs

- The Transylvania County Animal Control Ordinance covers many of our nuisance situations – specifically barking and unrestrained dogs.
 - See <http://www.transylvaniacounty.org/sites/default/files/pages/county-ordinances/Animals%20%20Fowl%20Ord%204-20-10.pdf>
- On complaint to the board, a board member will phone the animal owner with information. If this doesn't resolve the problem, the board will send a letter. Joyce is working a dog policy statement.
- An “Information for Dog Owners” page will be added to our web site.

Butterfly Lane

- We received a letter from Fred Erb on the history of request to pave Butterfly Lane.
- We will get an up to date estimate or estimates on the paving.
- Current board priorities are:
 1. Maintain the existing road system.
 2. Build and maintain a reserve fund
 3. While accomplishing 1 and 2, keep the assessment as low as possible.
- If we go beyond simply maintaining existing structures, we will need new policy and new funds. We could possibly use a part of the assessment on new construction.

New Business

- Realty signs were stolen on New Year's Eve. Lot owners should notify realtors.
- We thank Josie and Marion Quillen for distributing minutes from the annual meeting.
- We thank Pat Sheley for grounds improvements.
- Minutes of this meeting will be sent to members and other residents by email.

The next scheduled board meeting will be held on April 14th, 2013.

Adjourned at 3:43 pm.