

PFFPOA Board Meeting – 01/14/14 – 10:00 am

In Attendance

Board Members

Harry Weinhofer

Barb Harrah

Harvey Adler

Ed Hauschild

Others

Clark Murray has resigned from the board. Warren Alston, who will replace him, is out sick. We will inform the property owners about the change by email.

Temporarily, we have no web support. It will be handled by Russel Lee who is having surgery in Atlanta.

The minutes from last meeting (the annual meeting) have been accepted by the board. They are posted on our web site.

Budget

2013 Final – The budget summary is in Attachment 1

Bill Harrah is working on a new budget data base. Entry will be simplified, but reports will look different.

We consider the reserve fund to be reasonable. There is no immediate need for more income which is good since additional income is unlikely. At present, there is no new construction.

Road Maintenance

Recent work on Butterfly

Completed

Guard rail

Culvert replacement

Concrete catch basin

Erosion protection - clean-up plus seeded cocoa mat

Remaining

Add live dogwood stakes thru the cocoa mat

Reflectors have been installed at the drop off on Falcon Road.

We will continue resurfacing paved roads as needed.

A new guard rail has been installed on Pisgah Forest Drive above Forest Park Court. The rail appears high and we are considering adding an additional lower rail.

Dogs

We have had some additional complaints about dogs. It remains a difficult issue.

Email

We will save all email received at pffpoa@gmail.com as a long term record of activity. When responding to email, a board member should add the board to the cc list so that the reply becomes a part of the record.

Mailing lists

The secretary will maintain the email list.

The treasurer will maintain the address and phone number list

The next board meeting will be held March 11th at 10 am.

Adjourned – 10:58 am

Attachment 1

PISGAH FOREST FARMS PROPERTY OWNERS ASSOCIATION					
			2013 BUDGET	12/31/2013	
ITEM			BUDGET	ACTUAL	VARIATION
1	ADMINISTRATIVE EXPENSES				
2	Annual Meeting		\$50	\$40.00	\$10.00
3	Attorney - Legal		\$-	\$325.00	\$(325.00)
4	Beautification		\$200	\$199.00	\$1.00
5	Insurance		\$1,400	\$817.00	\$583.00
6	State / Federal Tax		\$40	\$2.00	\$38.00
7	Office Supplies & Expenses		\$500	\$479.03	\$20.97
8		Sub-Total	\$2,190	\$1,862.03	\$327.97
9	ROAD EXPENSES				
10	Gravel Road Maintenance		\$2,100	\$10,153.05	\$(8,053.05)
11	Paved Road Maintenance		\$4,000	\$5,748.00	\$(1,748.00)
12	Snow Removal		\$7,700	\$525.00	\$7,175.00
13	Tree Removal		\$1,000	\$655.00	\$345.00
14		Sub-Total	\$14,800	\$17,081.05	\$(2,281.05)
15	MAINTENANCE MANAGER		\$11,100	\$11,100.00	\$-
16	Material Expenses		\$3,000	\$3,221.23	\$(221.23)
17	FIREWISE COMMITTEE		\$2,200	\$1,235.00	\$965.00
18	EMERGENCY / CONTINGENCY		\$7,500	\$5,192.64	\$2,307.36
19	TOTAL EXPENSES		\$40,790	\$39,691.95	\$1,098.05
20	ASSESSMENT INCOME		\$40,765	\$40,867.00	\$102.00
21	INTEREST INCOME		\$25	\$31.01	\$6.01
22	2012 CARRYOVER BALANCE		\$52,892	\$52,891.89	\$-
23	TOTAL INCOME		\$40,790	\$40,898.01	\$108.01
24	TOTAL EXPENSES		\$40,790	\$39,691.95	\$1,098.05
25	PROJECTED YEAR-END BALANCE		\$52,892	\$54,097.95	\$1,206.06
NOTE: LINE 18 - Includes all costs related to work on the Forest Park Wall, engineer's report, and adjacent roadside ditch.					
LINE 16 - Includes costs related to guard rails on both Pisgah Forest Drive & Butterfly Lane					