

PFFPOA Board Meeting – 03/11/14 – 10:00 am

In Attendance

Board Members

Harry Weinhofer

Barb Harrah

Harvey Adler

Warren Alston

Ed Hauschild

Minutes of Last Board Meeting

Accepted

Budget

Talked about the meaning of some budget line items to bring Warren up to date.

Insurance covers liability for property owners and board members.

Taxes are charged on interest earned by our savings account

Maintenance manager

Chan's contract covers

Ditching

Trimming

Grass cutting

Maintenance as required

Additional work at additional expense

We are #1 on his list for snow plowing

Check contract for additional information

Note that he is available on short notice and he has many useful contacts in the area.

Firewise

Mostly pays for spring clean-up

Helps in applying for grants (a grant covered 80% of the ice storm clean-up 3 years ago)

Firewise qualification lowers insurance costs

Contingency

Covers unexpected problems

We recently spent \$3100 for road and drainage upgrade at entrance

We will renew our web site hosting for 5 years. Long term gives the best price.

A copy of the 2014 expenditures to date has been appended to this document.

Road Maintenance

Work completed

The recent project on Butterfly has been completed with the installation of live dogwood stakes.

Some pavement breakdowns due to freeze-thaw cycles have been temporarily patched.

Many road do not have a gravel base. They are more susceptible to breakdown.

Drainage was improved near the entrance to keep water off the road.

We plowed twice in the big snow fall and once in a smaller snow fall.

Temporary patches will be updated with the Spring opening of the asphalt plants.

Falcon Road Dam

The State has sent letters to Booth, Halbert, and our Association again demanding improvements in the Falcon Road dam. Our attorney sent a letter to the State, saying that we did not own any property on or near the dam and that we were therefore not responsible. The state has not acknowledged or accepted our position.

In the letter from Booth's engineer on 2/15/14, he says that the pond is useful as a water source in case of fire. We have verified that the fire department would not use the pond and that insurance rates are not affected by the presence of the pond. This allows another option to correct the problem, namely drain the pond. Ed will write a letter, subject to board approval, to Booth and Halbert with this information.

New Lot Owners

Two properties are not in compliance with the requirement to complete construction within one year.

Douglas Chick has not completed a house. He acknowledges problem, but he is working on a limited budget. He does not have a certificate of occupancy so we will not ask him to pay the dues on an improved lot.

Dave Doberstein has a shed and long building with an apartment which he says is livable. He has two lots and paying only fees for lots, not buildings. We will pursue collection of additional fees pro-rated from today.

New Business

We will start a list of potential covenant updates at the next board meeting.

We will look at total unpaved road mileage and make a long term plan for paving.

Harvey will email the association members with the dates and terms of the annual spring cleanup.

The date for the annual picnic is June 21st.

The next board meeting is Tuesday May 6th at 10 am.

Adjourned at 11:40 am

Pisgah Forest Farms Property Owners Association
2014 Budget

<u>Line</u>		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIATION</u>
1	ADMINISTRATIVE EXPENSES			
2	Annual Meeting	\$50	\$0.00	\$50
3	Attorney - Legal	\$250	\$0.00	\$250
4	Beautification	\$200	\$0.00	\$200
5	Insurance	\$850	\$0.00	\$850
6	State / Federal Tax	\$10	\$2.00	\$8
7	Office Supplies & Expenses	\$300	\$240.84	\$59
8	Sub-Total	\$1,660	\$242.84	\$1,417
				\$-
9	ROAD EXPENSES		\$0.00	\$-
10	Gravel Road Maintenance	\$2,000	\$333.75	\$1,666
11	Paved Road Maintenance	\$1,000	\$264.23	\$736
12	Paved Road Resurfacing	\$5,000	\$0.00	\$5,000
13	Snow Removal	\$7,000	\$2,287.00	\$4,713
14	Tree Removal	\$1,000	\$0.00	\$1,000
15	Sub-Total	\$16,000	\$2,884.98	\$13,115
			\$0.00	\$-
16	MAINTENANCE MANAGER	\$11,100	\$1,900.00	\$9,200
17	Material Expenses	\$2,500	\$0.00	\$2,500
	Sub-Total	\$13,600	\$1,900.00	\$11,700
18	FIREWISE COMMITTEE	\$2,000	\$0.00	\$2,000
19	EMERGENCY / CONTINGENCY	\$7,500	\$3,363.21	\$4,137
				\$-
20	TOTAL EXPENSES	\$40,760	\$8,391.03	\$32,369
				\$-
21	ASSESSMENT INCOME	\$41,111	\$22,052.50	\$19,059
22	INTEREST INCOME	\$30	\$5.01	\$25
23	2013 CARRYOVER BALANCE	\$54,097	\$54,097.95	
24	TOTAL INCOME	\$41,141	\$22,057.51	\$19,084
25	TOTAL EXPENSES	\$40,760	\$8,391.03	\$32,369
26	PROJECTED YEAR-END BALANCE	\$54,478	\$67,764.43	\$(13,286)