

PFFPOA Board Meeting - 05/06/14 - 10:00 am

In Attendance

Board Members

Harry Weinhofer

Barb Harrah

Harvey Adler

Warren Alston

Ed Hauschild

Minutes of Last Board Meeting

Accepted

Budget

Current budget status document is appended to these minutes.

Chan was paid \$1500 for pot hole repair. This is included in item 11 - \$1764. This is for repairs near entry. It does not include Forest Park Court.

We have spent \$2287 of the \$7000 budgeted for snow removal. Money remains for year end snow removal.

87.8% of assessments have been collected. About \$5000 is outstanding. Barb will contact those who have not paid yet. There is no unpaid carryover from last year.

Dave Dobberstein has paid as requested. Douglas Chick claims that he will finish by June, but this is questionable. More likely he will finish some time this year. Plumbing is not complete. We will not pressure for the increased assessment until then.

There was a utility problem (phone) near Josie's. Road was dug up and restored at their expense.

Road Maintenance

The following items are copied from Harvey's Road Report

Butterfly Lane

Below the guard rail, live stakes have buds.

Grass is growing from the mat.

The road is still in very good condition. Pea gravel is still in place.

Pot hole repair will begin Thursday (5/8) and continue for several days.

Chipping for Spring clean-up will start when pot hole repair is completed. Repairs are needed on Perriwinkle including ditching, pot hole repair in the paved section, and scraping of washboarding on the gravel section.

The paved roads are showing their age.

Costs and number of repairs are increasing.

We may not be able to do the planned resurfacing this year.

We may need an increase in assessments next year to keep up.

Gravel roads that were rolled and finished with pea gravel are in good shape. Other sections are not. This will become the standard for future work.

We will discourage bigger vehicles from using the steep unpaved section of Pisgah Forest Drive by talking to contractors, delivery people, etc.

A \$60/\$20 increase in assessments would give an additional \$5000 for road maintenance. No decision is required until some time before the annual meeting.

Falcon Road Dam

Nothing new

New Lot Owner

Caroline and Tom Adams - need email address

Picnic

June 21st - Starts at noon - Setup crew at 10 am

New Business

Joyce Adams is still the web master of record. Russell Lee will not be able to take over. We need someone else.

We received a bogus bill for web services. We paid \$120 which is now supposed to be refunded.

There have been complaints about renters in a house owned by Kern on Ridgetop - disturbance, noise, drinking, ATV on other property. Harry will check and call the homeowner if necessary.

Our emergency exit through the Reserve may be blocked a gate on their property that allows automatic exit but no re-entry. We also need the board members to have the combination to the lock at the top. Question - is there way to cut in another road?

Before the annual meeting -

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

We determine the unpaved road mileage and make a long term plan for paving.

The next board meeting is Tuesday, July 15th at 10 am.

Adjourned at 11:42 am

**Pisgah Forest Farms Property Owners Association
2014 Budget**

1-May-14

<u>Line</u>		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIATION</u>
1	ADMINISTRATIVE EXPENSES			
2	Annual Meeting	\$ 50	\$0.00	\$ 50.00
3	Attorney - Legal	\$ 250	\$0.00	\$ 250.00
4	Beautification	\$ 200	\$0.00	\$ 200.00
5	Insurance	\$ 850	\$0.00	\$ 850.00
6	State / Federal Tax	\$ 10	\$2.00	\$ 8.00
7	Office Supplies & Expenses	\$ 300	\$240.84	\$ 59.16
8	Sub-Total	\$ 1,660	\$242.84	\$ 1,417.16
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 2,000	\$333.75	\$ 1,666.25
11	Paved Road Maintenance	\$ 1,000	\$1,764.23	\$ (764.23)
12	Paved Road Resurfacing	\$ 5,000	\$0.00	\$ 5,000.00
13	Snow Removal	\$ 7,000	\$2,287.00	\$ 4,713.00
14	Tree Removal	\$ 1,000	\$0.00	\$ 1,000.00
15	Sub-Total	\$ 16,000	\$4,384.98	\$ 11,615.02
16	MAINTENANCE MANAGER	\$ 11,100	\$3,800.00	\$ 7,300.00
17	Material Expenses	\$ 2,500	\$320.00	\$ 2,180.00
	Sub-Total	\$ 13,600	\$4,120.00	\$ 9,480.00
18	FIREWISE COMMITTEE	\$ 2,000	\$0.00	\$ 2,000.00
19	EMERGENCY / CONTINGENCY	\$ 7,500	\$3,363.21	\$ 4,136.79
20	TOTAL EXPENSES	\$ 40,760	\$12,111.03	\$ 28,648.97
21	ASSESSMENT INCOME	\$ 40,956	\$35,946.10	\$ 5,010.00
22	INTEREST INCOME	\$ 30	\$10.11	\$ 19.89
23	2013 CARRYOVER BALANCE	\$ 54,097	\$54,097.95	
24	TOTAL INCOME	\$ 40,986	\$35,956.21	\$ 5,029.89
25	TOTAL EXPENSES	\$ 40,760	\$12,111.03	\$ 28,648.97
26	PROJECTED YEAR-END BALANCE	\$ 54,323	\$77,943.13	\$ 23,620.03