

PFFPOA Board Meeting - 07/15/14 - 10:00 am

In Attendance

Board Members

Harry Weinhofer

Barb Harrah

Harvey Adler

Warren Alston

Ed Hauschild

Others

Bill Harrah

Minutes of Last Board Meeting

Accepted

Treasurer

94.4% of the annual assessments have been collected. Six property owners have not paid. They have been reminded by mail.

Our current savings account pays 0.08%. We could get 0.2% with a \$25,000 minimum balance. If we put all money in this account, we could earn about \$100 a year. We cannot let the minimum balance drop below \$25,000 without penalty charges, but there is no penalty to transfer back if we should have a large expenditure. Barb will make the change.

Money for a bogus web-site bill is still outstanding. Barb has called. It's supposed to be returned this week - \$120.

The treasurers report is attached.

Road Maintenance

Asphalt patch and repair work has been completed on Pisgah Forest Drive, Forest Park Court and Periwinkle. The work on Pisgah Forest Drive was done by Pisgah Asphalt. The remainder was done by Chan.

Two new ditches have been dug - one on Pisgah Forest Drive and one on Periwinkle. Ditches on Pisgah Forest Drive and Forest Park Court have been cleaned out.

The gravel portion of Pisgah Forest Drive needs work. Gravel (smaller stone) plus rolling is recommended.

There are many lost people in our area looking for Pisgah National Forest. We will install a new larger sign - "Private Property - No Outlet." We will consider separating signs at the entrance for easier reading. A gated entrance is not cost effective.

Chan will do early trimming. The rain caused more than normal growth.

We plan additional expenditures this year of about \$5000 for paved road maintenance and \$2000 for gravel road maintenance. We will go over budget in road expenses but the contingency fund plus savings in snow removal and firewise will keep the total expenses in budget.

Web Site

Bill Harrah and Ed Hauschild will plan and implement a new web site directed toward two audiences. One is information for property owners. The other is information for real estate agents, lawyers, and prospective buyers.

Some suggested features:

- About Us
- Announcements
- Document Storage
- Houses and Lots for Sale
- Capability to track the number of visitors

New Business

Hunters - Gun Control

Barb has found that, according to a police officer, it is legal to shoot a gun anywhere in the county if done in a safe manner. This is interpreted as meaning not in the air and not into a house, or yard. It is a loose subjective law. We have no posted "No Hunting" signs. Hunters have been observed in the power line easement and in the area above Cascade Lake Road. We don't plan to take any action.

Picnic attendance was about 20 this year.

Suggestions to improve attendance

- Stuff mail boxes with announcements as was done in the past.

- Consider a BBQ luncheon after the annual meeting in December.

The next board meeting scheduled on Tuesday, September 9th at 10 am.

Adjourned at 11:26 am

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

14-Jul-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	\$960.00	\$ (110.00)
6	State / Federal Tax	\$ 10	\$2.00	\$ 8.00
7	Office Supplies & Expenses	\$ 300	\$240.84	\$ 59.16
8	Sub-Total	\$ 1,660	\$1,202.84	\$ 457.16
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 2,000	\$418.75	\$ 1,581.25
11	Paved Road Maintenance	\$ 1,000	\$3,787.87	\$ (2,787.87)
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	\$6,493.62	\$ 9,506.38
16	MAINTENANCE MANAGER	\$ 11,100	\$5,700.00	\$ 5,400.00
17	Material Expenses	\$ 2,500	\$288.50	\$ 2,211.50
	Sub-Total	\$ 13,600	\$5,988.50	\$ 7,611.50
18	FIREWISE COMMITTEE	\$ 2,000	\$875.00	\$ 1,125.00
19	EMERGENCY / CONTINGENCY	\$ 7,500	\$3,363.21	\$ 4,136.79
20	TOTAL EXPENSES	\$ 40,760	\$17,923.17	\$ 22,836.83
21	ASSESSMENT INCOME	\$ 40,956	\$38,643.01	\$ 2,313.09
22	INTEREST INCOME	\$ 30	\$14.26	\$ 15.74
23	2013 CARRYOVER BALANCE	\$ 54,097	\$54,097.95	
24	TOTAL INCOME	\$ 40,986	\$38,657.27	\$ 2,328.83
25	TOTAL EXPENSES	\$ 40,760	\$17,923.17	\$ 22,836.83
26	PROJECTED YEAR-END BALANCE	\$ 54,323	\$74,832.05	\$ 20,508.95