

PFFPOA Board Meeting - 09/09/14 - 10:00 am

In Attendance

Board Members

Harry Weinhofer

Barb Harrah

Harvey Adler

Warren Alston

Ed Hauschild

Minutes of Last Board Meeting

Accepted

Treasurers Report

\$15,000 has been moved from checking to a higher interest savings account (\$46,000 total). \$26,000 remains in checking.

All 2014 assessments have been collected in full except for Booth's which are prorated and collected monthly.

Several payers are habitually late. Can we do something to simplify the collection process?

Suggestion: Find out the grace period required by county law and threaten a lien as soon as the law allows.

We made a \$100 donation in memory of Kate Smith, but there is no budget category for this expenditure. Should we add a miscellaneous category?

Payment of \$120 for a bogus web-site bill was outstanding. It has been recovered.

The report of 2014 expenditures up to 9/6/14 is attached.

Road Maintenance

We will pave both lanes for about 0.1 miles below the waterfall curve. This should take place shortly.

Harry will look into equipment required and cost for striping.

The remaining items are covered in Harvey's report which is attached.

Beautification

Plantings near the entrance need occasional watering. We will consider getting a gas powered pump to draw water from the creek. Harry will also look into this.

Web Site

In the contact form, make it clear that email address is sender's address.

In the evacuation information, remove the instruction to report to community center.

Note added on 9/14/14 – These changes have been made.

Email

Make a separate email list for residents and local property owners only, so that others will not be bothered by road maintenance information.

New Business

Consider an assessment increase. An additional 15% would add about \$5000 per year. Add that to existing \$5000 for paved road resurfacing and we could pave from Hart road to the power lines in 4 years. We have been over-spending on paving and shifting from other categories.

Questions to be asked at the annual meeting ---

- Why has attendance at the June picnic has been dropping?
- Would it be better to have a luncheon after the annual meeting?

Before the next board meeting, Ed will prepare letters and cards for informational mailing on the annual meeting.

The next board meeting scheduled on Tuesday, October 14th at 10 am.
Adjourned at 11:08 am

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

6-Sep-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	\$375.63	\$ (75.63)
8	Sub-Total	\$ 1,660	\$1,337.63	\$ 322.37
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 2,000	\$3,238.75	\$ (1,238.75)
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	\$9,313.62	\$ 6,686.38
16	MAINTENANCE MANAGER	\$ 11,100	\$7,600.00	\$ 3,500.00
17	Material Expenses	\$ 2,500	\$288.50	\$ 2,211.50
	Sub-Total	\$ 13,600	\$7,888.50	\$ 5,711.50
18	FIREWISE COMMITTEE	\$ 2,000	\$875.00	\$ 1,125.00
19	EMERGENCY / CONTINGENCY	\$ 7,500	\$3,475.30	\$ 4,024.70
20	TOTAL EXPENSES	\$ 40,760	\$22,890.05	\$ 17,869.95
21	ASSESSMENT INCOME	\$ 40,765	\$40,844.29	\$ (79.29)
22	INTEREST INCOME	\$ 30	\$19.10	\$ 10.90
23	2013 CARRYOVER BALANCE	\$ 54,098	\$54,097.95	
24	TOTAL INCOME	\$ 40,795	\$40,863.39	\$ (68.39)
25	TOTAL EXPENSES	\$ 40,760	\$22,890.05	\$ 17,869.95
26	PROJECTED YEAR-END BALANCE	\$ 54,133	\$72,071.29	\$ 17,938.29

ROAD REPORT
SEPT. 9, 2014

RAIN, RAIN, GO AWAY !!!

PAVED ROAD RESURFACING IS STILL BEING DELAYED DUE TO EXCESSIVE RAIN. I TALKED TO MIKE MILLER (PISGAH ASPHALT) YESTERDAY (9/8). IF WEATHER COOPERATES, RESURFACING MAY HAPPEN NEXT WEEK.

RAIN HAS CONTRIBUTED TO A BUMPER CROP OF INSECTS. ROADSIDE BRUSH CLEARING WAS STARTED, BUT HAS BEEN DELAYED BECAUSE OF WASPS, BEES, YELLOW JACKETS, ETC. CLEARING WILL RESUME WHEN WEATHER COOLS.

DITCH AT THE TOP OF FOREST PARK WILL BE SPRAYED TO KILL WEEDS. SPRAYING HAS BEEN DELAYED DUE TO RAIN.

GRAVEL ROAD UNDER THE POWER LINES HAS BEEN RESURFACED. WASHBOARDING DEVELOPED AT THE ASPHALT / GRAVEL TRANSITION IN FRONT OF ZALKOWS. J. HENDERSON CAME BACK YESTERDAY (9/8) TO SPREAD OUT THE PEA GRAVEL INTO A THINNER LAYER.

SIGNS

LETTERS WERE REPLACED ON PISGAH FOREST DRIVE AND McDONALD COURT STREET SIGNS.

NEW SIGN AT ENTRANCE PRIVATE PROPERTY
NO OUTLET