

## **PFFPOA Board Meeting - 10/14/14 - 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**

\$100 was spent under the beautification budget category for plantings at the entrance. Harry bought a transfer pump (his property) that can be used to draw water from the creek across the road to support the plantings.

Next years tentative budget shows an additional \$5000 for road maintenance and an additional \$5000 in increased assessments. Also adjust firewise and material expenses to reflect actual expenses this year.

Note that assessments last increased in 2011 from \$405 to \$465.

About \$10,000 remains to cover the rest of the year. The buget as of 10/06/14 is attached.

### **Road Maintenance**

A failing section of gravel road was repaired below the waterfall curve at the contractors expense.

Harvey compared asphalt to chip and tar. The life of asphalt is greater, but not in proportion to the increased cost which is more than double. Note that the base of our roads is poor so paving life may be poorer than typical. We would have to raise considerably more in assessments to cover the cost of asphalt. This may be a hardship for some.

Harry will look into equipment required and cost for striping. There will be no decision until spring.

### **Annual Meeting**

Ed has prepared some of the material for the informational mailing on the annual meeting. This will be completed and finalized at the next board meeting.

### **New Business**

It is rumored that one of our members gave permission for a hunter to set up a tree stand on his property. This is not against the law and not covered in our covenants although we do have a nuisance clause. Does this set a dangerous

precedent? Harry will call to try to discourage this activity. Ed will write a proposed policy statement on hunting for possible addition to the web-site.

Should we consider a change in the by-laws to give board power to overspend in case emergency. Rapid response may be needed in situations relating to safety or access. Now action can't be taken without members approval which requires time to prepare, send, and receive response by mail.

The next board meeting scheduled on Tuesday, November 4<sup>th</sup> at 10 am.  
Adjourned at 11:08 am.

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

6-Oct-14

<u>Line</u>		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIATION</u>
1	<b>ADMINISTRATIVE EXPENSES</b>			
2	Annual Meeting	\$ 50	\$0.00	\$ 50.00
3	Attorney - Legal	\$ 250	\$0.00	\$ 250.00
4	Beautification	\$ 200	\$100.07	\$ 99.93
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	<b>Sub-Total</b>	<b>\$ 1,660</b>	<b>\$1,437.70</b>	<b>\$ 222.30</b>
9	<b>ROAD EXPENSES</b>			
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	\$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	<b>Sub-Total</b>	<b>\$ 16,000</b>	<b>\$14,313.62</b>	<b>\$ 1,686.38</b>
16	<b>MAINTENANCE MANAGER</b>	\$ 11,400	\$8,550.00	\$ 2,850.00
17	Material Expenses	\$ 2,500	\$288.50	\$ 2,211.50
	<b>Sub-Total</b>	<b>\$ 13,900</b>	<b>\$8,838.50</b>	<b>\$ 5,061.50</b>
18	<b>FIREWISE COMMITTEE</b>	\$ 2,000	\$875.00	\$ 1,125.00
19	<b>EMERGENCY / CONTINGENCY</b>	\$ 7,500	\$3,475.30	\$ 4,024.70
20	<b>TOTAL EXPENSES</b>	<b>\$ 41,060</b>	<b>\$28,940.12</b>	<b>\$ 12,119.88</b>
21	<b>ASSESSMENT INCOME</b>	\$ 40,765	\$41,218.88	\$ (453.88)
22	<b>INTEREST INCOME</b>	\$ 30	\$22.12	\$ 7.88
23	<b>2013 CARRYOVER BALANCE</b>	\$ 54,098	\$54,097.95	
24	<b>TOTAL INCOME</b>	\$ 40,795	\$41,241.00	\$ (446.00)
25	<b>TOTAL EXPENSES</b>	\$ 41,060	\$28,940.12	\$ 12,119.88
26	<b>PROJECTED YEAR-END BALANCE</b>	\$ 53,833	\$66,398.83	\$ 12,565.83