

PFFPOA Board Meeting - 11/04/14 - 10:00 am

In Attendance

Board Members
Harvey Adler
Warren Alston
Barb Harrah
Ed Hauschild
Harry Weinhofer

Minutes of Last Board Meeting

Accepted as posted

Treasurer's Report

A proposed budget for 2015 is attached. It reflects the discussion at the last board meeting.

The board has decided to increase the assessment for 2015, even though we have not spent all of the budget for this year. This is being done because we have spent the amount budgeted for paved road maintenance and we are not keeping up with the need. We will have to increase maintenance next year and in future years. Also, we have a stated goal of building the reserve to \$70,000, so this is a good time to take advantage of an easy year and add to the reserve.

Road Maintenance

Chad boxes have been filled. Chan will start cleaning leaves.

Reflectors on Falcon Road have been vandalized. Metal stakes have been removed and reflectors broken off and left. They will be replaced. Reflectors will be placed on Periwinkle.

Hunting

People who set up a tree stand on the electric company right of way at the edge of our property have been cautioned and told that they can't use our roads for access. We have prepared a statement of policy on hunting to be discussed at the annual meeting.

Annual Meeting

Ed will prepare the mailing for the annual meeting.

Emergency Spending Approval

The mailing will include details on a proposed mechanism for approval of emergency spending. We will need volunteers to oversee emergency spending.

New Business

Some members have been offended by the use of names in the minutes. We will make an effort to keep member names out of the minutes.

The next board meeting is the annual meeting - Dec 6th at 9 am.
This meeting is adjourned at 11:18 am.

**Pisgah Forest Farms Property Owners Association
Proposed 2015 Budget**

3-Nov-14

<u>Line</u>		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIATION</u>
1	ADMINISTRATIVE EXPENSES			
2	Annual Meeting	\$ 50		
3	Attorney - Legal	\$ 250		
4	Beautification	\$ 200		
5	Insurance	\$ 1,000		
6	State / Federal Tax	\$ 10		
7	Office Supplies & Expenses	\$ 450		
8	Sub-Total	\$ 1,960		
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 2,000		
11	Paved Road Maintenance	\$ 3,500		
12	Paved Road Resurfacing	\$ 10,000		
13	Snow Removal	\$ 7,000		
14	Tree Removal	\$ 1,000		
15	Sub-Total	\$ 23,500		
16	MAINTENANCE MANAGER	\$ 11,400		
17	Material Expenses	\$ 1,000		
	Sub-Total	\$ 12,400		
18	FIREWISE COMMITTEE	\$ 1,000		
19	EMERGENCY / CONTINGENCY	\$ 7,500		
20	TOTAL EXPENSES	\$ 46,360		
21	ASSESSMENT INCOME	\$ 46,900		
22	INTEREST INCOME	\$ 30		
23	2014 CARRYOVER BALANCE	\$ 62,612 *		
24	TOTAL INCOME	\$ 46,930		
25	TOTAL EXPENSES	\$ 46,360		
26	PROJECTED YEAR-END BALANCE	\$ 63,182 *		

*Estimated balances