

PFFPOA Board Meeting - 10/27/15 - 10:00 am

In Attendance

Board Members

Harvey Adler

Barb Harrah

Ed Hauschild

Harry Weinhofer

Minutes of Last Board Meeting

Accepted as posted.

Treasurer's Report

Barb's report is attached.

About \$11,275 is unspent, \$10,325 uncommitted.

The investment in Duke Energy Premier Notes has been completed.

Roads Report

Harv's report is attached.

We will have the gravel on the edge of the gravel section of Pisgah Forest drive moved back onto the road.

Other

Warren has marked a copy of the covenants to highlight regulations that have no consequences for violation. We should either remove those items or define a means of enforcement. We intend to raise this issue at the annual meeting.

We will make a new road sign asking for board members next year. The sign will ask applicants to use our email address rather than call Nancy Pfeiffer

Annual Meeting

- The Community Center has been reserved for the annual meeting - December 5th 9 am to 1 pm.
- In the mailing, we will ask for updates on address, phone number, email, etc. Some of our information is out of date.
- We need a candidate for one open board position. The sign is posted near the entrance.

The next board meeting is on November 17th at 10 am.

This meeting is adjourned at 11:39 am

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

<u>Line</u>		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIATION</u>
1	ADMINISTRATIVE EXPENSES			
2	Annual Meetings	\$ 120	\$ 40.00	\$ 80.00
3	Attorney - Legal	\$ 250	\$ 26.00	\$ 224.00
4	Beautification	\$ 200	\$ -	\$ 200.00
5	Insurance	\$ 1,000	\$ 927.00	\$ 73.00
6	State / Federal Tax	\$ 10	\$ 2.00	\$ 8.00
7	Office Supplies & Expenses	\$ 450	\$ 468.64	\$ (18.64)
8	Sub-Total	\$ 2,030	\$ 1,463.64	\$ 566.36
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 2,000	\$ -	\$ 2,000.00
11	Paved Road Maintenance	\$ 3,500	\$ 6,980.00	\$ (3,480.00)
12	Paved Road Resurfacing	\$ 10,000	\$ 13,750.00	\$ (3,750.00)
13	Snow Removal	\$ 7,000	\$ 7,239.93	\$ (239.93)
14	Tree Removal	\$ 1,000	\$ -	\$ 1,000.00
15	Sub-Total	\$ 23,500	\$ 27,969.93	\$ (4,469.93)
16	MAINTENANCE MANAGER	\$ 11,400	\$ 9,500.00	\$ 1,900.00
17	Material Expenses	\$ 1,000	\$ 65.34	\$ 934.66
	Sub-Total	\$ 12,400	\$ 9,565.34	\$ 2,834.66
18	FIREWISE COMMITTEE	\$ 1,000	\$ 475.00	\$ 525.00
19	EMERGENCY / CONTINGENCY	\$ 7,500	\$ -	\$ 7,500.00
20	TOTAL EXPENSES	\$ 46,430	\$ 39,473.91	\$ 6,956.09
21	ASSESSMENT INCOME	\$ 46,900	\$ 46,225.00	(\$675.00)
22	INTEREST INCOME	\$ 30	\$ 19.37	(\$10.63)
23	IMPACT FEES	\$ 0	\$ 5,000.00	\$5,000.00
24	2014 CARRYOVER BALANCE	\$ 62,580	\$ 62,583.01	
25	TOTAL INCOME	\$ 46,930	\$ 51,244.37	\$4,314.37
26	TOTAL EXPENSES	\$ 46,430	\$ 39,473.91	\$ 6,956.09
27	PROJECTED YEAR-END BALANCE	\$ 63,080	\$ 74,353.47	\$11,273.59

ROAD REPORT
10/27/2015

SIGNS HAVE BEEN ORDERED FOR THE "DANGEROUS INTERSECTION" AND REPLACEMENTS FOR TWO PFD STREET SIGNS.

WORK SCHEDULED INCLUDES REPAIRING A FEW EDGE BREAKS ALONG PFD AND REWORKING A DITCH IN FRONT OF TODD'S HOUSE WHICH IS UNDERCUTTING PFD FROM HEAVY RAIN.

CHAN WILL HAVE A PARTIAL KNEE REPLACEMENT AT THANKSGIVING.

H. ADLER 10/27/2015