

PFFPOA Board Meeting - 11/17/15 - 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

\$1722.83 has been spent for rock work and grass repair near the entrance.

Barb's report is attached.

About \$6,600 of this year's budget is unspent, \$3,000 uncommitted.

Note that we have received an additional \$5000 of unbudgeted income from impact fees.

Roads Report

The emergency exit road has been reported as needing work. Harv will check it out.

Harv's report is attached.

Other

Short term residents have sometimes behaved in questionable ways. Can we do anything to limit these problems?

The project of covenant revision will be passed on to next year's board.

The mailing for the annual meeting was delivered to the post office on 11/16

The next board meeting will be scheduled at the annual meeting.

This meeting is adjourned at 11:15 am

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

16-Nov-15

<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	\$ 828.28	\$ (378.28)
8	Sub-Total	\$ 2,030	\$ 1,823.28	\$ 206.72
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	\$ 39,833.55	\$ 6,596.45
21	ASSESSMENT INCOME	\$ 46,900	\$ 46,425.00	(\$475.00)
22	INTEREST INCOME	\$ 30	\$ 21.09	(\$8.91)
23	IMPACT FEES	\$0	\$ 5,000.00	\$5,000.00
24	2014 CARRYOVER BALANCE	\$ 62,580	\$ 62,583.01	
25	TOTAL INCOME	\$ 46,930	\$ 51,446.09	\$4,516.09
26	TOTAL EXPENSES	\$ 46,430	\$ 39,833.55	\$ 6,596.45
27	PROJECTED YEAR-END BALANCE	\$ 63,080	\$ 74,195.55	\$11,115.67
28	ACTUAL BALANCES - CHECKING		\$ 23,752.83	
	- SAVINGS		\$ 600.65	
	- DUKE		\$50,001.71	

ROAD REPORT
11/17/2015

TWO REPAINTED PFD STREET SIGNS HAVE BEEN INSTALLED AT RIDGE VIEW AND RIDGE TOP.
THE "DANGEROUS INTERSECTION" SIGN HAS BEEN INSTALLED, WILL HAVE THE WORD "SLOW" ADDED. ALSO, THE SIGN HAS TO BE SET IN CONCRETE.

REMOVING LEAVES FROM THE ROAD AND DITCHES IS UNDERWAY.

DITCH REPAIR IN FRONT OF TODD'S HAS BEEN COMPLETED.

PUSHING GRAVEL BACK ONTO THE GRAVEL ROAD UNDER THE POWER LINES WILL BE DONE THIS WEEK.

ROCKS WERE ADDED ALONG THE ENTRANCE TO PFD FROM HART ROAD TO PREVENT DRIVING ON THE GRASS.

H. ADLER 11/17/2015