

PFFPOA Annual Meeting December 5, 2015 Little River Community Center

The meeting was called to order by President, Harry Weinhofer, at 9:04 am with a prayer.

Opening Remarks

Harry mentioned those deceased in the last year. New members introduced themselves. New member, Jennifer Peyton, volunteered to lead the beautification committee next year.

Secretary's Report

Ed Hauschild announced that the minutes of the 2014 meeting are posted on the association web site. He asked for any questions or comments or for a request that the 3 page document be read. The minutes were accepted as posted.

Treasurer's Report

Barb detailed our reserve investments. \$50,000 has been moved to Duke Premier Notes. The investment pays about \$400 per year in interest. It is liquid and relatively safe.

This year's income includes \$5000 from impact fees. This income was not in the budget approved last year.

The treasurer's report is appended as Attachment 1. It was accepted as presented.

Committee Reports

Roads presented by Harvey Adler

Harvey's report is appended as Attachment 2.

Questions from the floor

- Should rocks at entrance be extended further?
We hope the rocks give a hint that parking is not appropriate. If necessary, we can add more.
- Why were gravel roads were not fully plowed?
The plow is set 2 inches above the road to avoid damage to the gravel.
- Do we need another warning sign at Taylor's Curve?
Harvey deferred to next years road chairman.
- What about road striping?
It was deferred this year because road expenses were already high.

Architectural Control presented by David Adams

One new home has been built in the past year, by John and Helen Colson, on Ridge View Drive

Audit presented by Norton Carey for Wannetta Carey

The audit was done in mid November – no problems. The auditor's report is appended as Attachment 3.

Insurance presented by Warren Alston

The association has a liability policy that cost \$927 last year. There are small variations in cost from year to year.

Firewise presented by Harry Weinhofer for John Davis

We provide collection and chipping service each Spring. We will send emails with information on firewise clean-up. April is the clean-up month with chipping done in early May.

The firewise report is appended as Attachment 4.

Website presented by Ed Hauschild

There have been no major changes in the web site. We continue to post board meeting minutes, announcements, and such items as the bylaw amendment that was approved last year. The cost keeping the website open (domain name registration and web hosting) is approximately \$11 per month.

Beautification presented by Harry Weinhofer

Welcome to new Beautification Committee leader, Jennifer Peyton.

Annual Picnic by Barb Harrah

The picnic last year was held at the Little River Community Center and fairly well attended. Donna Brim volunteered to take over the job next year.

Old Business

Harry emphasized that most money and most board effort goes into maintenance of the roads. First priority is in maintaining existing roads to prevent degradation.

Note that the emergency exits are to be used in emergency only. Any other use is not allowed by our agreements.

We do not allow hunters to use our roads to access the land under the power lines. Report any violations to a board member. A deer was poached in front to the Hollister's home with bow and arrow.

History Lesson – There was one home break-in in 2008 by people who are believed to have approached by way of Cascade Lake Road. Otherwise, there has been very little need for police involvement over the years.

Uncontrolled dogs are discouraged.

New Business

Proposed 2015 Budgets / Assessments

The proposed budget is appended as Attachment 5. Assessments are unchanged. The budget includes expenses in excess of income. The excess will come from the impact fees that were collected last year.

The budget was accepted by vote of the members

Covenant Update

The intent is to remove unenforceable restrictions and add a means of enforcing any violations. Any changes have to be approved by a majority of the members. A member requested presentation of before and after copies of the covenants at the time of approval.

Election of Board Members

One position on the board is open this year. Note that the association elects members to the board. The board decides on the specific positions that are held by the elected board members.

The candidates, Doug Chick and Donna Brim, each introduced themselves and made statements.

Doug Chick was elected in a close contest.

Closing

Harry requested an update of contact data – address, phone number, and email. Several new phone numbers were submitted.

The meeting was adjourned at 10:35 am.

Following the open meeting, the board met to determine assignments for next year.

Warren Alston – President
Doug Chick – Vice President
Ed Hauschild – Secretary
Barb Harrah – Treasurer
Harry Weinhofer.- Roads

Attachment 1

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

3-Dec-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	\$ 8,340.00	\$ (4,840.00)
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	\$ 29,329.93	\$ (5,829.93)
16	MAINTENANCE MANAGER	\$ 11,400	\$ 10,450.00	\$ 950.00
17	Material Expenses	\$ 1,000	\$ 628.34	\$ 371.66
	Sub-Total	\$ 12,400	\$ 11,078.34	\$ 1,321.66
18	FIREWISE COMMITTEE	\$ 1,000	\$ 475.00	\$ 525.00
19	EMERGENCY / CONTINGENCY	\$ 7,500	\$ 362.83	\$ 7,137.17
20	TOTAL EXPENSES	\$ 46,430	\$ 43,069.38	\$ 3,360.62
21	ASSESSMENT INCOME	\$ 46,900	\$ 46,700.00	(\$200.00)
22	INTEREST INCOME	\$ 30	\$ 74.22	\$44.22
23	IMPACT FEES	\$0	\$ 5,000.00	\$5,000.00
24	2014 CARRYOVER BALANCE	\$ 62,580	\$ 62,583.01	
25	TOTAL INCOME	\$ 46,930	\$ 51,774.22	\$4,844.22
26	TOTAL EXPENSES	\$ 46,430	\$ 43,069.38	\$ 3,360.62
27	PROJECTED YEAR-END BALANCE	\$ 63,080	\$ 71,287.85	\$8,207.97
28	ACTUAL BALANCES - CHECKING		\$ 20,632.36	
	- SAVINGS		\$ 600.67	
	- DUKE		\$50,054.82	

Attachment 2

**PFFPOA
ANNUAL MEETING 12/5/2015
ROAD MAINTENANCE REPORT**

ROUTINE ITEMS

ROADSIDE GRASS WAS MOWED.

BRUSH WAS TRIMMED BACK FROM THE ROADS.

ROADS AND DITCHES WERE CLEARED OF LEAVES.

SPRING CLEAN-UP WAS COMPLETED.

STREET SIGNS WERE REPLACED AS NEEDED.

[DANGEROUS INTERSECTION] WARNING SIGN PLACED ON PFD.

SLOPES BELOW FALCON RD., TAYLOR'S CURVE AND BUTTERFLY LANE WERE FERTILIZED.

DITCHES CLEANED AND CULVERTS CHECKED FOR BLOCKAGE.

ROCKS WERE PLACED ALONG THE ENTRANCE TO PFD TO PREVENT DRIVING ON THE GRASS.

MAJOR ITEMS

TWO SNOW STORMS AND ONE SLEET / FREEZING RAIN STORM IN FEBRUARY. CHAN AND CREW DID A TIMELY, EXCELLENT JOB OF PLOWING, SALTING AND SANDING THE ROADS. E-MAILS KEPT RESIDENTS UPDATED ON ROAD STATUS DURING STORMS.

AREAS OF BROKEN PAVEMENT WERE REPAIRED ON FOREST PARK COURT AND THEN THE WHOLE ROAD WAS RESURFACED WITH CHIP AND TAR.

PERRIWINKLE LANE WAS PAVED WITH ASPHALT. THE COST WAS SHARED 50/50 WITH RESIDENTS (Ryan & Wroblewski).

POT HOLES WERE REPAIRED ON RIDGE VIEW DR.

Attachment 3

Wannetta Carey
1525 Pisgah Forest Dr
Pisgah Forest, NC 20768

November 27, 2015

PFFPOA Board

Subject: PFFPOA financial audit

I have completed the audit on our books from October 2014 through October 2015. As usual everything was in great shape.

Thank you, Barb for a very thorough job as treasurer – it made the audit very easy.

Signed THE ORIGINAL IS SIGNED

Wannetta Carey

Attachment 4

2015 FIREWISE REPORT, PFFHOA Annual Meeting

All reports are in to the National Firewise Communities USA and our association's status as an active Firewise Community has been renewed through 2016.

Thanks to a mild winter in terms of icing and no wildfires on the mountain, our association's only Firewise expense was \$475 for the annual spring brush cleanup, the least funds expended on this program, I believe, since our participation in Firewise began. Those funds along with estimated labor hours by community members and Chan Hubbard's crew, plus our Firewise reminder at the annual summer picnic gave us the necessary credits to retain our active status in the program.

While Firewise is a program that requires very little to maintain, I would remind this board and all community residents that retaining our active status is essential should we need to request financial assistance with the cleanup of another major ice storm or a wildlife on our mountain.

Respectfully Submitted, December 5, 2015

John Davis, 79 Ridgeview Drive

Attachment 5

**Pisgah Forest Farms Property Owners Association
2016 Budget**

5-Dec-15

<u>Line</u>		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIATION</u>
1	ADMINISTRATIVE EXPENSES			
2	Annual Meetings	\$ 120		
3	Attorney - Legal	\$ 250		
4	Beautification	\$ 200		
5	Insurance	\$ 1,000		
6	State / Federal Tax	\$ 10		
7	Office Supplies & Expenses	\$ 450		
8	Sub-Total	\$ 2,030		
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 2,000		
11	Paved Road Maintenance	\$ 3,500		
12	Paved Road Resurfacing	\$ 20,000		
13	Snow Removal	\$ 7,000		
14	Tree Removal	\$ 1,000		
15	Sub-Total	\$ 33,500		
16	MAINTENANCE MANAGER	\$ 11,400		
17	Material Expenses	\$ 1,000		
	Sub-Total	\$ 12,400		
18	FIREWISE COMMITTEE	\$ 1,000		
19	EMERGENCY / CONTINGENCY	\$ 2,500		
20	TOTAL EXPENSES	\$ 51,430		
21	ASSESSMENT INCOME	\$ 47,250		
22	INTEREST INCOME	\$ 400		
23	IMPACT FEES	\$ 0		
24	2015 CARRYOVER BALANCE	\$ 71,288		
25	TOTAL INCOME	\$ 47,650		
26	TOTAL EXPENSES	\$ 51,430		
27	PROJECTED YEAR-END BALANCE	\$ 67,508		