

## **PFFPOA Board Meeting - 11/30/16 at 3 pm**

### **In Attendance**

Board Members

Barb Harrah  
Ed Hauschild  
Jennifer Peyton  
Harry Weinhofer

### **Treasurer's Report**

The report is included as Attachment 1. There are no surprises.

### **Roads**

Chan has suggest new terms including a fixed price for snow removal.

- Raise his monthly fee from \$950 to \$1,500 (\$6,600 per year)
- The new fee includes snow removal. We now budget \$7,000 although actual average cost over the last 6 years is about \$3,700 per year.
- Driveway plowing is included for those property owners who request the service and give permission. This would be done after roads are cleared.
- He will scrape gravel roads. This includes the evacuation route, Pisgah Forest Drive under the power lines, and Falcon Road.
- In case of ice, he will spread salt or brine. He pays for the materials.
- Our annual budget would be increased by \$6,600 for Chan's fee and lowered by \$7,000 for snow removal and \$1,000 for gravel road maintenance.
- Chan will buy a new tractor to be used only on our property.
- He will work on our property first.
- We guarantee to keep the contract in effect for 5 years.
- Next years budget, presented for approval at the annual meeting, will include this proposal.

### **Agenda for the December 3<sup>rd</sup> Annual Meeting**

The planned agenda is included as Attachment 2.

### **Quarterly Open Meetings**

Do we wish to continue quarterly open meetings?

- Use of he Community Center costs \$40 per meeting.
- Free locations in town would require a longer ride.
- Attendance at one meeting was 10. At another, it was 5.
- In any case, all board meetings are open.
- Meeting minutes posted on our web site give the date of the next meeting.

Let next year's board make the decision.

### **Road Sign Requesting Volunteers for Board Service**

Our new sign directs volunteers to our email address. Dispose of the old sign?

Yes.

Adjourned at 4:23 pm

The next meeting is the annual meeting at 9 am on December 3<sup>rd</sup> at the Little River Community Center.

30 Nov 16  
~~31 Oct 16~~

<u>Line</u>		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIATION</u>
1	<b>ADMINISTRATIVE EXPENSES</b>			
2	Annual Meetings	\$ 120	\$ 379.03	\$ (259.03)
3	Attorney - Legal	\$ 250	\$ 37.50	\$ 212.50
4	Beautification	\$ 200	\$ 101.77	\$ 98.23
5	Insurance	\$ 1,000	\$ 927.00	\$ 73.00
6	State / Federal Tax	\$ 10	\$ 13.70	\$ (3.70)
7	Office Supplies & Expenses	\$ 450	\$ (157.46)	\$ 607.46
8	<b>Sub-Total</b>	<b>\$ 2,030</b>	<b>\$ 1,301.54</b>	<b>\$ 728.46</b>
9	<b>ROAD EXPENSES</b>			
10	Gravel Road Maintenance	\$ 2,000	\$ 10,622.14	\$ (8,622.14)
11	Paved Road Maintenance	\$ 3,500	\$ 3,950.42	\$ (450.42)
12	Paved Road Resurfacing	\$ 20,000	\$ 19,740.00	\$ 260.00
13	Snow Removal	\$ 7,000	\$ 4,235.26	\$ 2,764.74
14	Tree Removal	\$ 1,000	\$ 310.00	\$ 690.00
15	<b>Sub-Total</b>	<b>\$ 33,500</b>	<b>\$ 38,857.82</b>	<b>\$ (5,357.82)</b>
16	<b>MAINTENANCE MANAGER</b>	\$ 11,400	\$ 10,450.00	\$ 950.00
17	Material Expenses	\$ 1,000	\$ 209.10	\$ 790.90
	<b>Sub-Total</b>	<b>\$ 12,400</b>	<b>\$ 10,659.10</b>	<b>\$ 1,740.90</b>
18	<b>FIREWISE COMMITTEE</b>	\$ 1,000	\$ 875.00	\$ 125.00
19	<b>EMERGENCY / CONTINGENCY</b>	\$ 2,500	\$ 1,793.00	\$ 707.00
20	<b>TOTAL EXPENSES</b>	<b>\$ 51,430</b>	<b>\$ 53,486.46</b>	<b>-\$2,056.46</b>
21	<b>ASSESSMENT INCOME</b>	\$ 47,250	\$ 46,235.04	(\$1,014.96)
22	<b>INTEREST INCOME</b>	\$ 400	\$ 507.12	\$107.12
23	<b>IMPACT FEES</b>	\$0	\$ 2,500.00	\$ 2,500.00
24	<b>2015 CARRYOVER BALANCE</b>	\$ 70,299	\$ 70,298.76	
25	<b>TOTAL INCOME</b>	\$ 47,650	\$ 49,242.16	\$1,592.16
26	<b>TOTAL EXPENSES</b>	\$ 51,430	\$ 53,486.46	\$ (2,056.46)
27	<b>PROJECTED YEAR-END BALANCE</b>	\$ 66,519	\$ 66,054.46	(\$464.30)
28	<b>ACTUAL BALANCES - CHECKING</b>		<b>\$ 14,840.39</b>	
	- SAVINGS		<b>\$ 600.83</b>	
	- DUKE		<b>\$50,613.24</b>	
			<b>\$66,054.46</b>	

**PFFPOA Annual Meeting**  
Saturday, December 3, 2016  
9:00 am

**Agenda**

Opening Remarks

Minutes of the 2015 Annual Meeting-----Ed Hauschild

Treasurer's Report - Fiscal 2016-----Barb Harrah

Committee Reports

- Roads-----Harry Weinhofer
- Architectural Control-----David Adams
- Audit-----Wanetta Carey
- Insurance-----Warren Alston
- Firewise-----John Davis
- Website-----Ed Hauschild
- Beautification-----Jennifer Peyton
- Annual Picnic-----Donna Brim

Old Business

None Outstanding

New Business

Proposed 2017 Budgets / Assessments-----Barb Harrah

Covenant Change to Violations Enforcement-----Harry Weinhofer

Plans for Future Update of Covenants-----Ed Hauschild

Chat Box Construction-----Harry Weinhofer

Responsibility for Downed Trees-----Harry Weinhofer

Send Annual Meeting Documents by Email-----Ed Hauschild

Question / Concerns from the Floor

Removal of Doug Chick from the Board-----Barb Harrah

Election of Officers