

PPFPOA Board Meeting - 02/15/17 - 2 pm

In Attendance

Board

Tony Carollo
Becky Dodrill
Barb Harrah
Ed Hauschild
Jennifer Peyton

Other Members

John Colson
Harry Weinhofer

Budget Report

- Assessment letters have been mailed. 37% have paid including 2 of the 4 that were in arrears.
- Hale's paid an extra \$75 to be used for beautification. We budgeted \$200. It's now up to \$275.
- Ben Trevanthen sub-divided. A new owner is in Kansas City.
- We paid \$148 federal and \$24 state income tax on our investment against a budgeted amount of \$150.
- The full budget report is appended.

Roads Report

- From Bill Harrah, Road Committee - Dated Feb. 15, 2017

Our road system is in satisfactory condition.

Snow Clearing

The January snowfall response showed minor glitches that should be corrected next time.

First priority is the main road; secondary roads are second; driveways are third.

Our main road is usually open before the county roads that serve our development. In the most recent snow event our main roadway was drivable about three hours before Hart Road was plowed. As noted on WLOS-TV news, roads throughout the region suffered from slick driving surfaces for a day or two thereafter; ours had salt/sand or chat on icy surfaces.

Driveways are plowed free. Email the board if you wish to take advantage of this service. Gravel surfaces will not be plowed unless about six inches of snow has accumulated, and will be cleared to about two-inches to avoid disturbing the gravel.

- Chan is still preparing a release form for driveway plowing. When we get the form, we will email to all and use to replies to prepare a list of driveways to be plowed.
- Harry Weinhofer reports a dip in the road near the entrance. It's starting to give away. Also, McDonald court is showing some severe spidering.

Locks

Both locks on the emergency evacuation routes have been replaced. We need a place to store the key to the lock on the upper route. We will look into a real estate combination lock to store the key near the gate.

Chat Boxes

Response

There were 16 replies.

Option 1, Clean-up - 2 votes

- Option 2, Clean-up plus addition of new boxes – 2 votes
- Option 3, Remove – 3 votes
- Option 4, No change – 9 votes

Additional Comments from Members

- Chat freezes and becomes impossible to use. Covered boxes are needed.
- It is hard to spread enough chat to do the job.
- 55 gallon drums would look better than our boxes.

Board Comments

- At a minimum, we need to replace the rusty cans.
- No one volunteered to help make new boxes.
- When we were talking about road striping at the annual meeting, an informal vote indicated that members preferred to spend more money to get higher quality work. Here members prefer the lowest cost option – no change. Is this a mixed message?

Action

- Do a basic clean up. Return overflow chat to the boxes.
- Check on small shovels or scoops to replace the rusty tin cans.

Maps

Ed assembled a map from county records. He will add road names. Barb will review the boundaries, and identify developed lots. The final result will replace the out of date map on our web site.

Web Site Update

Add to our web site -

- Picnic on June 10th
- Spring Chipping – Collect during April. Chipping takes place in early May. For deadfall for firewise purposes. Not for garden waste.
- Request volunteer for welcome wagon job – local information to new residents.
- Add Chan's contract to web site documents.

Suggestion from Harry for the Covenant Update

In the case of a self built home, the Architectural Control Committee should check for financial capability before approval.

Next closed meetings for bylaw and covenant discussion

March 1st at 3:30 pm

March 15th at 2 pm

Next open meeting

Mar 29th at 2 pm

Adjourned at 3:35 pm

**Pisgah Forest Farms Property Owners Association
2017 Budget**

14-Feb-17

<u>Line</u>		Beginning Balance 12/31/16 - \$63499.70		
		BUDGET	ACTUAL	VARIATION
1	ADMINISTRATIVE EXPENSES			
2	Association Meetings	\$ 320	\$ 3.93	\$ 316.07
3	Attorney - Legal	\$ 1,000	\$ -	\$ 1,000.00
4	Beautification	\$ 200	\$ -	\$ 200.00
5	Insurance	\$ 1,000	\$ -	\$ 1,000.00
6	State / Federal Tax	\$ 150	\$ 172.82	\$ (22.82)
7	Office Supplies & Expenses	\$ 450	\$ 77.77	\$ 372.23
8	Sub-Total	\$ 3,120	\$ 254.52	\$ 2,865.48
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 1,000	\$ -	\$ 1,000.00
11	Paved Road Maintenance	\$ 3,500	\$ 800.00	\$ 2,700.00
12	Paved Road Resurfacing	\$ 10,000	\$ -	\$ 10,000.00
13	Snow Removal	\$ -	\$ -	\$ -
14	Tree Removal	\$ 1,000	\$ -	\$ 1,000.00
15	Sub-Total	\$ 15,500	\$ 800.00	\$ 14,700.00
16	MAINTENANCE MANAGER	\$ 18,000	\$ 1,500.00	\$ 16,500.00
17	Material Expenses	\$ 3,000	\$ 61.69	\$ 2,938.31
	Sub-Total	\$ 21,000	\$ 1,561.69	\$ 19,438.31
18	FIREWISE COMMITTEE	\$ 1,000	\$ -	\$ 1,000.00
19	EMERGENCY / CONTINGENCY	\$ 2,500	\$ -	\$ 2,500.00
20	TOTAL EXPENSES	\$ 43,120	\$ 2,616.21	\$ 40,503.79
21	ASSESSMENT INCOME	\$ 46,375	\$ 16,448.38	(\$29,926.62)
22	INTEREST INCOME	\$ 600	\$ -	(\$600.00)
23	IMPACT FEES	\$0	\$ 45.25	
24	2015 CARRYOVER BALANCE	\$ 63,000	\$ 63,499.70	
25	TOTAL INCOME	\$ 46,975	\$ 16,493.63	(\$30,481.37)
26	TOTAL EXPENSES	\$ 43,120	\$ 2,616.21	\$ 40,503.79
27	PROJECTED YEAR-END BALANCE	\$ 66,855	\$ 77,377.12	\$10,522.12
28	ACTUAL BALANCES - CHECKING		\$ 26,028.87	
	- SAVINGS		\$ 600.88	
	- DUKE		\$50,747.37	
			\$77,377.12	