

PPFPOA Board Meeting - 03/29/17 - 2 pm

In Attendance

Board

Tony Carollo
Becky Dodrill
Barb Harrah
Ed Hauschild
Jennifer Peyton

Other Members

Pete Ostwald

Budget Report

- 72% of assessments are collected. Phone calls, emails, or letters go out on Friday to those who are late.
- Newkirk, Erb, and Ryan/Wroblewski have all closed on their sales. Barb will get new owners on the books.
- Barb's full budget report is appended as Attachment 1.

Roads Report

- We are in the process of getting quotes for our annual paved road maintenance
- Becky's report is appended as Attachment 2. Note that the work in progress may change depending on what is found as the work proceeds.

Release form for driveway plowing

The release form is appended as Attachment 3. After we get Chan's approval, the form will be posted on our web site. Members can print the form, fill it out, and return it.

Review map update

The previous area map on our web site was out of date. It has been replaced. Members are requested to help with proof reading.

Chat box clean-up

- Shovels or scoops - We are still looking for the right item.
- Clean-up - Chan has been told to clean around the boxes and refill them. Unboxed piles will be removed. The material will be used for road repair over the course of the summer.

Is plowing done after a 2 inch or a 4 inch snowfall?

The mention of plowing after a 4 inch snowfall was a mistake. The number in Chan's contract is 2 inches. This is included in the agenda only for the purpose of adding the correction to the minutes.

Parking Problem

Some GPS maps show the emergency exit on Ridge View Drive into The Reserve. This leads to frequent traffic trying to use it by mistake. If vehicles are parked in the turn-around, trucks are not able to use it. We will add sign - "Truck Turn Around - No Parking"

Nuisance Dogs Running Free

This issue was opened one more time. We will bring it up for a vote in the upcoming Covenant Update.

Relocate Warning Signs

“Slow - Children Playing” signs are no longer required at their current location. Can we relocate the signs to a useful spot? Does anyone have kids?

Next closed meetings for bylaw and covenant discussion

April 12th at 2:30 pm

Next open meeting

May 10th at 2 pm

Adjourned at 3:32 pm

Attachment 1

Pisgah Forest Farms Property Owners Association
2017 Budget

27-Mar-17

<u>Line</u>		Beginning Balance 12/31/16 - \$63499.70		
		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIATION</u>
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	\$ 777.77	\$ 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	\$ 1,400.00	\$ 2,100.00
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	\$ 1,400.00	\$ 14,100.00
16	MAINTENANCE MANAGER	\$ 18,000	\$ 4,500.00	\$ 13,500.00
17	Material Expenses	\$ 3,000	\$ 799.18	\$ 2,200.82
	Sub-Total	\$ 21,000	\$ 5,299.18	\$ 15,700.82
18	FIREWISE COMMITTEE	\$ 1,000	\$ -	\$ 1,000.00
19	EMERGENCY / CONTINGENCY	\$ 2,500	\$ -	\$ 2,500.00
20	TOTAL EXPENSES	\$ 43,120	\$ 6,953.70	\$36,166.30
21	ASSESSMENT INCOME	\$ 46,375	\$ 34,326.72	(\$12,048.28)
22	INTEREST INCOME	\$ 600	\$ 131.47	(\$468.53)
23	IMPACT FEES	\$0	\$ -	
24	2015 CARRYOVER BALANCE	\$ 63,000	\$ 63,499.70	
25	TOTAL INCOME	\$ 46,975	\$ 34,458.19	(\$12,516.81)
26	TOTAL EXPENSES	\$ 43,120	\$ 6,953.70	\$ 36,166.30
27	PROJECTED YEAR-END BALANCE	\$ 66,855	\$ 91,004.19	\$24,149.19
28	ACTUAL BALANCES - CHECKING		\$ 39,569.72	
	- SAVINGS		\$ 600.89	
	- DUKE		\$50,833.58	
			\$91,004.19	

Attachment 2

Road Committee Report
Mar. 23, 2017

Chan was ready to pour (2 bags) concrete in the pit serving the upper culvert at Taylor Curve to raise its floor so road drainage would flow directly into the culvert. However, he discovered that the laurel bushes directly above were pulling the surface sod loose, allowing dirt from the slope to fall into the work area. This threatened to fill the pit and block the culvert. We had him cut the offending laurel trees to ease the strain and complete the original repair. (\$600)

Further examination of the culvert revealed its effluent had cut a deep (~5-feet) chasm in the slope on the low side of the road, weakening the road's foundation. This culvert drains the runoff from the upper part of Taylor Curve, sending a lot of fast-moving water down the slope. We had Chan buy red dirt (which is compactable and resists erosion) and enough large stone to place on the new dirt to slow the culvert's discharge and stop the erosion. (\$1,000)

Chan reports the work outlined above to begin Monday, Tuesday and Wednesday of next week, weather permitting.

Later in the week of March 27th, Bill Harrah and I will meet with Mike Miller, Pisgah Asphalt about resurfacing one-tenth of a mile on Pisgah Forest Drive.

Attachment 3

Driveway Snow Removal Authorization

I request that snow be removed from my driveway whenever the snowfall is great enough to require road plowing.

I understand that plowing may result in scratching of pavement or movement of gravel and I hold Hubbard Landscaping harmless for such damage. Gravel driveways will be plowed less deeply to avoid damage.

I also understand that driveways will be cleared after the completion of snow removal from the roads.

My driveway is

Blacktop or Concrete

Gravel

Printed Name

Signature

Address

Phone

Email

Deliver to any board member or send to:

PFFPOA
P. O. Box 1282
Pisgah Forest, NC 28768