

## **PPFPOA Board Meeting - 05/10/17 - 2 pm**

### **In Attendance**

#### **Board**

Tony Carollo  
Becky Dodrill  
Barb Harrah  
Ed Hauschild  
Jennifer Peyton

#### **Other Members**

Tom & Donna Brim

### **Budget Report**

- 94.8% of assessments have been collected. There is only one lot owner outstanding who has not replied.
- An IRS payment of \$148 dollars for tax on our investment has been refunded. We don't know why. To be continued.
- The only large expenditure this month was \$2300 spent for slope repair below Taylor's curve.
- This year's snow removal would have cost \$5,800 if we were paying for this service separate from Chan's normal monthly fee.
- Barb's full budget report is appended as Attachment 1.

### **Roads Report**

- Falcon Road - Chan has added gravel and leveled it. The Brim's request a walk-through to explain the repairs and any need for further long term maintenance. Becky will contact Chan to arrange a meeting.
- Ridge View Drive "No Parking" sign - Chan has a sign ordered.
- Relocate "Slow - Children Playing" signs - Contact McGee's to see if they want them. Otherwise, put the signs in storage.
- Chat box clean-up - Jen has suggested some shovels for our evaluation. We will have a look.
- Road failure near entrance - The recommended repair is to cut out that section, fill with gravel, pack it by driving on it for a time, and then apply a pavement patch. We have an estimate for repairs.

### **Nuisance Dogs Running Free**

We continue to have complaints. Barb will rewrite the "Dogs" policy statement to encourage homeowners to resolve the situation. If this fails, the board will try for resolution. The ultimate authority is the county animal control.

Please see the Transylvania County Animal Services web page for information about the county-wide leash law as well as the county ordinance for animal control.

<http://www.transylvaniacounty.org/departments/animal-services>

### **Welcome Wagon**

Julie Irwin bought the property previously owned by Joyce Ryan and Pete Wroblewski. Barb will contact Julie.

### **Insurance**

Association insurance is up for renewal. The insurance committee has recommended a policy that is within budget. We will accept the recommendation.

**Short Term Rental**

Our area is residential. The covenants don't allow using a property for commercial purposes. Is a short term rental considered a commercial use? Beyond that, we don't have any authority over the issue. This is another item for the new covenants.

**Website**

Domain registration expires 07/07/17. Renewal is automatic to the association credit card. The email address of record has been changed from the web committee address to the board address.

Next closed meetings for bylaw and covenant discussion

Tuesday, May 23<sup>th</sup>

Tuesday , June 13<sup>th</sup>

Next open meeting

Wednesday, June 28<sup>th</sup>

All meetings at 2 pm.

Adjourned at 3:43 pm

Attachment 1

Line		30-Apr-17		
		Beginning Balance 12/31/16 -	\$63499.70	
		BUDGET	ACTUAL	VARIATION
1	<b>ADMINISTRATIVE EXPENSES</b>			
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	\$ 24.00	\$ 126.00
7	Office Supplies & Expenses	\$ 450	\$ 103.92	\$ 346.08
8	Sub-Total	\$ 3,120	\$ 131.85	\$ 2,988.15
9	<b>ROAD EXPENSES</b>			
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	<b>MAINTENANCE MANAGER</b>	\$ 18,000	\$ 6,000.00	\$ 12,000.00
17	Material Expenses	\$ 3,000	\$ 1,942.67	\$ 1,057.33
	Sub-Total	\$ 21,000	\$ 7,942.67	\$ 13,057.33
18	<b>FIREWISE COMMITTEE</b>	\$ 1,000	\$ -	\$ 1,000.00
19	<b>EMERGENCY / CONTINGENCY</b>	\$ 2,500	\$ -	\$ 2,500.00
20	<b>TOTAL EXPENSES</b>	\$ 43,120	\$ 9,474.52	\$ 33,645.48
21	<b>ASSESSMENT INCOME</b>	\$ 46,375	\$ 43,272.56	(\$3,102.44)
22	<b>INTEREST INCOME</b>	\$ 600	\$ 176.85	(\$423.15)
23	<b>IMPACT FEES</b>	\$ 0	\$ -	
24	<b>2015 CARRYOVER BALANCE</b>	\$ 63,000	\$ 63,499.70	
25	<b>TOTAL INCOME</b>	\$ 46,975	\$ 43,449.41	(\$3,525.59)
26	<b>TOTAL EXPENSES</b>	\$ 43,120	\$ 9,474.52	\$ 33,645.48
27	<b>PROJECTED YEAR-END BALANCE</b>	\$ 66,855	\$ 97,474.59	\$ 30,619.59
28	<b>ACTUAL BALANCES - CHECKING</b>		\$ 45,994.74	
	- SAVINGS		\$ 600.92	
	- DUKE		\$ 50,878.93	
			\$ 97,474.59	