

PPFPOA Board Meeting - 06/28/17 - 2 pm

In Attendance

Board

Tony Carollo
Becky Dodrill
Barb Harrah
Ed Hauschild
Jennifer Peyton

Other Members

Brian and Loretta Robinson

Budget Report

- Our insurance bill was approved by the insurance committee and paid.
- 96 % assessments have been collected. Barb is working on the remainder.
- The Firewise line item is over budget because the job was bigger than last year so Chan rented a larger chipper.
- The Material Expense line item includes both the replacement of the “No Parking” sign at the evacuation route turn-around and fertilizer and lime for the Taylor’s Curve slope repair.
- The treasurer’s report is included as Attachment 1.

Roads Report

- Attachment 2 is an estimate for the annual paving repairs. This year they are on Pisgah Forest Drive between Forest Park Court and Periwinkle Place for \$9920 and below McDonald Court for \$1225.
- The Brims inquired about the cost of paving Falcon Road. That cost is included in the attached estimate for information only. The work would require the availability of funds for the association part of the expenditure and approval by the members.

Dog Policy

- Any updated policy statement has been placed on our web site. It is based on county animal control regulations.
- A statement will be added to the covenant update ballot now under development. This will require approval by the members.

Short Term Rental

- This is a problem for the covenant update. We are asking members to make comments on this issue by email to the board.

Next closed meetings for bylaw and covenant discussion

Wednesday, July 5th - 4 pm

Wednesday, July 12th - 2 pm

Wednesday, July 26th - 2 pm

Next open meeting

Wednesday, Aug 2nd - 2 pm

Adjourned at 3:27 pm

Attachment 1

Pisgah Forest Farms Property Owners Association
2017 Budget

Line		27-Jun-17		
		Beginning Balance 12/31/16 - \$63499.70		
		BUDGET	ACTUAL	VARIATION
1	ADMINISTRATIVE EXPENSES			
2	Association Meetings	\$ 320	\$ 43.93	\$ 276.07
3	Attorney - Legal	\$ 1,000	\$ -	\$ 1,000.00
4	Beautification	\$ 200	\$ -	\$ 200.00
5	Insurance	\$ 1,000	\$ 984.00	\$ 16.00
6	State / Federal Tax	\$ 150	\$ 24.00	\$ 126.00
7	Office Supplies & Expenses	\$ 450	\$ 114.85	\$ 335.15
8	Sub-Total	\$ 3,120	\$ 1,166.78	\$ 1,953.22
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 1,000	\$ 480.00	\$ 520.00
11	Paved Road Maintenance	\$ 3,500	\$ 2,175.00	\$ 1,325.00
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	\$ 2,655.00	\$ 12,845.00
16	MAINTENANCE MANAGER	\$ 18,000	\$ 9,000.00	\$ 9,000.00
17	Material Expenses	\$ 3,000	\$ 2,056.05	\$ 943.95
	Sub-Total	\$ 21,000	\$ 11,056.05	\$ 9,943.95
18	FIREWISE COMMITTEE	\$ 1,000	\$ 1,750.00	\$ (750.00)
19	EMERGENCY / CONTINGENCY	\$ 2,500	\$ -	\$ 2,500.00
20	TOTAL EXPENSES	\$ 43,120	\$ 16,627.83	\$ 26,492.17
21	ASSESSMENT INCOME	\$ 46,375	\$ 45,659.24	(\$715.76)
22	INTEREST INCOME	\$ 600	\$ 221.91	(\$378.09)
23	IMPACT FEES	\$0	\$ -	
24	2015 CARRYOVER BALANCE	\$ 63,000	\$ 63,499.70	
25	TOTAL INCOME	\$ 46,975	\$ 45,881.15	(\$1,093.85)
26	TOTAL EXPENSES	\$ 43,120	\$ 16,627.83	\$ 26,492.17
27	PROJECTED YEAR-END BALANCE	\$ 66,855	\$ 92,753.02	\$ 25,898.02
28	ACTUAL BALANCES - CHECKING		\$ 41,228.11	
	- SAVINGS		\$ 600.94	
	- DUKE		\$ 50,923.97	
			\$ 92,753.02	

Pisgah Asphalt Paving Inc. 6/ 15 / 2017

P O Box 1292

Etowah, NC 28729

Office: 828-697 8285

Fax: 828-513-1192

Name: Pisgah Forest Farms	C/O Becky Dodrill
Address: Little River	
Phone : 508-0569	

We Hereby propose to furnish the material and preform the necessary work for the completion of:

Falcon Dr: 485'x10' To add 2 inches of base gravel. To grade and compact base gravel. To pave 2 inches of hot mix asphalt. \$9,795.00
Pisgah Forest Dr: 1060'x16 To add 2 layers tar and 2 layers of 3/8 gravel and compact. \$9,920.00
Areas 50'x8' needs to be leveled up with hot mix asphalt. \$1,225.00

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmans like manner for the sum of.

Any alterations or deviation from above specifications involving extra cost will be executed only upon written order and will become an extra charge over and above the estimate.

With payment to be as follows, Payable On Completion Total \$ _____

To accept Proposal please sign and return.

Thank You.

Respectfully submitted: Mike Miller