

PPFPOA Board Meeting - 08/02/17 - 2 pm

In Attendance
Board

Tony Carollo
Becky Dodrill
Barb Harrah
Ed Hauschild
Jennifer Peyton

Budget Report

- One assessment is still outstanding. It's due from a lawyer after the sale of a property.
- \$1840 was spent for drainage repair after heavy rains. The work is detailed in the Roads Report.
- There was no charge for removing the downed tree from the road.
- The Budget Report is attached.

Roads Report

- Recent repairs - all charges include material and labor
 - \$480 to add gravel to the upper escape route
 - \$360 to improve drainage at the first turn on Pisgah Forest Dr
 - \$1000 to improve drainage at Schoolhouse Road
- There was only one reply to our recent query on tree trimming. One homeowner will do his own trimming
- Road paving is scheduled for mid-September.
- The job of the road committee is growing beyond the capability of one person. Can we get a volunteer or two to join the committee.

Bylaws and Covenants - Status Update

- We have to send the info to those without email. Ed will prepare printable copies of the instructions and ballots. Barb will mail them.
- No comments have been entered yet. However, several members have tested the sample ballots.
- If there is a need for the board to respond to comments, we will communicate by email to get consensus.
- We will send another email in a week or two after we see what problems come up.

Emergency Evacuation Problems

- Barb will send a new copy of the member list with board phone numbers in bold
- Board names and phone numbers are repeated here and in the email that announces these minutes.

Tony Carollo	(404) 906-3626
Becky Dodrill	(828) 508-0569
Barb Harrah	(828) 884-5858
Ed Hauschild	(828) 577-6174
Jennifer Peyton	(904) 982-5900

Board Vacancies Next Year

- There will be one position open on the board next year. Any volunteers?

Closed meeting for bylaw and covenant discussion

Wednesday, August 16th - 2 pm

Next open meeting

Wednesday, September 13th - 2 pm

Vote Count

Tuesday, September 19th -- 2pm

Adjourned at 3:03 pm

Attachment 1

Pisgah Forest Farms Property Owners Association
2017 Budget

Line		31-Jul-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	\$ 960.00	\$ 40.00
11	Paved Road Maintenance	\$ 3,500	\$ 2,535.00	\$ 965.00
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	\$ 3,495.00	\$ 12,005.00
16	MAINTENANCE MANAGER	\$ 18,000	\$ 10,500.00	\$ 7,500.00
17	Material Expenses	\$ 3,000	\$ 2,576.05	\$ 423.95
	Sub-Total	\$ 21,000	\$ 13,076.05	\$ 7,923.95
18	FIREWISE COMMITTEE	\$ 1,000	\$ 1,750.00	\$ (750.00)
19	EMERGENCY / CONTINGENCY	\$ 2,500	\$ 480.00	\$ 2,020.00
20	TOTAL EXPENSES	\$ 43,120	\$ 19,967.83	\$ 23,152.17
21	ASSESSMENT INCOME	\$ 46,375	\$ 46,075.08	(\$299.92)
22	INTEREST INCOME	\$ 600	\$ 319.90	(\$280.10)
23	IMPACT FEES	\$0	\$ -	
24	2015 CARRYOVER BALANCE	\$ 63,000	\$ 63,499.70	
25	TOTAL INCOME	\$ 46,975	\$ 46,394.98	(\$580.02)
26	TOTAL EXPENSES	\$ 43,120	\$ 19,967.83	\$ 23,152.17
27	PROJECTED YEAR-END BALANCE	\$ 66,855	\$ 89,926.85	\$ 23,071.85
28	ACTUAL BALANCES - CHECKING		\$ 38,303.95	
	- SAVINGS		\$ 600.97	
	- DUKE		\$ 51,021.93	
			\$ 89,926.85	