

PPFPOA Board Meeting - 09/13/17 - 2 pm

In Attendance

Board

Tony Carollo
Becky Dodrill
Barb Harrah
Ed Hauschild
Jennifer Peyton

Member

John Davis

Budget Report

- One assessment fee remains uncollected. It involves a sale. Barb is trying to contact the realtor, lawyer, owners, etc.
- The Budget Report is attached.

Roads Report

- Paving will begin on the afternoon of Monday, September 18th. Start time and length of work is weather dependent. One lane and the emergency exit will be open during the work.
- A drain on Ridgetop has been extended. Runoff was destabilizing the road.
- Chan will insert a sleeve in deteriorated drums on Butterfly at a cost of something over \$2000. This must be done now to protect the paved road. To make funds available, other work will be deferred until next year.
- The Roads Report is attached.

Bylaws and Covenants - Status Update

- A member claims that the 2008 covenant update did not follow the procedure required by the 1995 covenants that were effective in 2008. He claims that our current covenants are invalid.
- We will prepare new bylaws and covenants based on the result of the ballots. We will then take the 1995 covenants, the 2008 covenants, and the proposed covenants to a lawyer and request information on how to proceed.
- The lawyer used in 2008 (Shelton Jones) estimated that his fee for the update would be about \$6000. We have under budgeted for this cost. Therefore, it is unlikely that new covenants will be presented for approval this year.
- We also have a recommendation for another lawyer.
- As of this morning (Wednesday, 9/13) 8 members have voted. We will send another email this weekend to encourage voting.

Board Vacancies

- We will have board vacancies next year. We will post sign a sign a the entrance to ask for applicants.

Next open meeting

Wednesday, October 18th - 2 pm

Vote Count

Monday, September 18th - 2pm at Ed's

Adjourned at 3:35 pm

Attachment 1

Pisgah Forest Farms Property Owners Association
2017 Budget

Line		12-Sep-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	\$ 12,000.00	\$ 6,000.00
17	Material Expenses	\$ 3,000	\$ 3,326.05	\$ (326.05)
	Sub-Total	\$ 21,000	\$ 15,326.05	\$ 5,673.95
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	\$ 22,217.83	\$ 20,902.17
21	ASSESSMENT INCOME	\$ 46,375	\$ 46,570.76	\$ 195.76
22	INTEREST INCOME	\$ 600	\$ 369.77	(\$230.23)
23	IMPACT FEES	\$0	\$ -	
24	2015 CARRYOVER BALANCE	\$ 63,000	\$ 63,499.70	
25	TOTAL INCOME	\$ 46,975	\$ 46,940.53	(\$34.47)
26	TOTAL EXPENSES	\$ 43,120	\$ 22,217.83	\$ 20,902.17
27	PROJECTED YEAR-END BALANCE	\$ 66,855	\$ 88,222.40	\$ 21,367.40
28	ACTUAL BALANCES - CHECKING		\$ 36,549.63	
	- SAVINGS		\$ 600.98	
	- DUKE		\$ 51,071.79	
			\$ 88,222.40	

Attachment 2

September 13, 2017

Road Report

Submitted by Becky Dodrill

Chan Hubbard has extended a drain and the cost is \$750.00.

The drain pipe is too small to handle the volume and is undermining the surrounding soil.

Chan has estimated the cost of replacing 55 gallon drums used as a drain that are deteriorating to be over 2,000. His estimate for this job has impacted an add-on job of Mike Miller with Pisgah Asphalt Paving, Inc. Mr. Miller will not level up the 50 ft by 8 ft area at this time. Pisgah Asphalt will begin tar and gravel of 2/10 of a mile on Monday between 3 and 4 p.m., weather permitting. Cost is \$9,920.00. Cost of area to be leveled (50 ft by 8 ft) was \$1,225.00.