

PFFPOA Board Meeting – 8/29/18 2pm

In Attendance:

Board:

Tony Carollo

Becky Dodrill

Barb Harrah

Jennifer Peyton

Treasurers Report:

Presented YTD Budget vs. Actual. 98.2% of 2018 assessments have been collected – the majority of outstanding funds are monthly payments, however one lien has been placed on a lot owner for failure to pay.

Expenses incurred include Web hosting (3 yrs), Insurance and lawyer consult. Repair of Falcon Rd and Pisgah Forest Dr gravel totaled \$10,583,37. Repair of Pisgah Forest Dr. at Taylor's curve - \$2,100.

Proposed allocation of funds toward completion of necessary gravel road repairs this year, with paving to be resumed next year.

Request of approval of home plans by Olaski was granted and building has begun, bringing total current construction to four homes.

Roads Report:

Submitted proposal for repairs on Overlook Dr. and Butterfly Ln. – Proposals approved –

Butterfly Ln. repair should occur mid-September.

Presented detailed list of reports/requests from members to assess damaged portions of road – including parts of Butterfly, Pisgah Forest Drive and Ridge Top.

Will request bids/proposals for the remainder of the work, hoping to bundle several smaller jobs together in order to save on equipment fees.

Road Striping and Signage:

Agreed to put aside restriping of roads at this point, with plans to repave substantial sections of road next year, will restripe at a later date.

Signage to deter errant trucks from turning onto Pisgah Forest Dr. and/or signs indicating hazards such as - narrow roads, drive slowly, use caution - were discussed, but no easy solution to bad driving presented itself.

Firewise:

We are in need of a new Firewise Coordinator and are actively seeking applicants.

Beautification and Entry Planter:

Agreed that additional beautification work would be beneficial, to make our entryway more inviting. Will be seeking out more active participation from volunteers and/or setting aside monies to pay an outside service (Chan?) to tidy up on occasion.

Upcoming Board Vacancies:

There is one board position expiring this year and anyone who wishes to serve the community is welcome to offer their name up for election.

Annual Meeting 12/1/18:

LRCC has been reserved for the event.

Briefly discussed agenda, needs and necessities – scheduled a closed board meeting to specifically deal exclusively with details and preparations surrounding the annual meeting for 9/17.

Next open meeting scheduled for 10/17/18 at 2pm.

Adjourned at 3:34

**Pisgah Forest Farms Property Owners Association
2018 Budget**

28-Aug-18

<u>Line</u>		Beginning Balance 12/31/17		\$72,460.59
		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIATION</u>
1	ADMINISTRATIVE EXPENSES			
2	Association Meetings	\$ 375	\$ 124.73	\$ 250.27
3	Attorney - Legal	\$ 5,000	\$ 422.50	\$ 4,577.50
4	Beautification	\$ 100	\$ 24.77	\$ 75.23
5	Insurance	\$ 1,000	\$ 984.00	\$ 16.00
6	State / Federal Tax	\$ 25	\$ 322.07	\$ (297.07)
7	Office Supplies & Expenses	\$ 400	\$ 519.89	\$ (119.89)
8	Sub-Total	\$ 6,900	\$ 2,397.96	\$ 4,502.04
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 1,000	\$ 10,583.37	\$ (9,583.37)
11	Paved Road Maintenance	\$ 5,200	\$ 2,100.00	\$ 3,100.00
12	Paved Road Resurfacing	\$ 10,000	\$ -	\$ 10,000.00
13	Snow Removal	\$ -	\$ -	\$ -
14	Tree Removal	\$ 500	\$ -	\$ 500.00
15	Sub-Total	\$ 16,700	\$ 12,683.37	\$ 4,016.63
16	MAINTENANCE MANAGER	\$ 18,000	\$ 12,000.00	\$ 6,000.00
17	Material Expenses	\$ 3,500	\$ -	\$ 3,500.00
	Sub-Total	\$ 21,500	\$ 12,000.00	\$ 9,500.00
18	FIREWISE COMMITTEE	\$ 1,750	\$ 2,100.00	\$ (350.00)
19	EMERGENCY / CONTINGENCY	\$ 2,500	\$ -	\$ 2,500.00
20	TOTAL EXPENSES *	\$ 49,350	\$ 29,181.33	\$ 20,168.67
21	ASSESSMENT INCOME *	\$ 47,600	\$ 47,422.65	(\$177.35)
22	INTEREST INCOME	\$ 600	\$ 600.53	\$0.53
23	IMPACT FEES	\$0	\$ 7,500.00	
24	2017 CARRYOVER BALANCE	\$ 72,460	\$ 72,460.59	
25	TOTAL INCOME	\$ 48,200	\$ 55,523.18	\$7,323.18
26	TOTAL EXPENSES	\$ 49,350	\$ 29,181.33	\$ 20,168.67
27	PROJECTED YEAR-END BALANCE	\$ 73,357	\$ 98,802.44	\$25,445.04
28	ACTUAL BALANCES - CHECKING	\$20,577.35	\$ 46,298.67	
	- SAVINGS	\$601.04	\$ 601.15	
	- DUKE	\$51,302.20	\$51,902.62	
		\$72,460.59	\$98,802.44	