

PPFPOA Board Meeting – 2/21/19 – 10:00 am

- **In Attendance**

- Board

- Harvey Adler

- Becky Dodrill

- Jennifer Peyton

- Patrick Kelly (via phone)

- **Treasurer's Report**

We have collected 18.8% of assessments.

The two icing events so far this year have consumed \$1680 of the snow budget.

The 2018 tax return has been prepared and is being reviewed by a CPA prior to filing. We owe \$271 in federal taxes and \$30 in state taxes.

A year-to-date budget is attached for review.

- **Roads Report**

Merrill to begin work on Ridgeview Drive in 6-8 weeks. Becky reported that Merrill will try to work with us to try to reduce costs where possible.

The McGowans have been informed that the Board decided that the Association will not share any of the costs related to drainage issues on their property.

Discussed culvert issue at Taylor Curve. There is a separation in the culvert that is allowing water to seep out under the roadway. This can cause serious issues if left unchecked. Harv will ask Chan for his recommendation and a price quote.

Chan to begin cutting back brush in March. Will begin on Butterfly & Falcon as they have the most immediate need.

The Board has received about a dozen plowing authorizations. The Board will send out a reminder for folks who may want Chan to plow their driveways.

- **Firewise**

Spring chipping is tentatively scheduled for the first week in April. Once dates are confirmed, we will send out a notice to owners.

- **Beautification**

Board discussed wall at Forest Park entry. It was brought up at the Annual Meeting as possibly needing painting. Board decided that painting was not needed, but Jim Phillips had volunteered to pressure wash the wall at the Annual Meeting. Board will follow up with Jim regarding this as well as discussing with adjacent property owner regarding allowing Jim to use their water.

- **Other Business**

- Annual Picnic - Donna Brim to reserve the Little River Community Center.
- By-Laws Amendment – Patrick to draft language for amendment passed at Annual Meeting & determine if it needs to be recorded in Public Records.
- Architectural Review Committee –Becky Dodrill volunteered to fill one of the vacancies. Still looking for a committee chair.
- Discussed need for a long-term road plan. Will try to enlist the help of our paving contractor.

- Next meeting set for April 17th at 9:00 am

Adjourned at 11:00 am

Pisgah Forest Farms Property Owners Association
2019 Budget

20-Feb-19

<u>Line</u>		Beginning Balance 12/31/18 - \$79,293.37		
		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIATION</u>
1	ADMINISTRATIVE EXPENSES			
2	Association Meetings	\$ 150	\$ 50.00	\$ 100.00
3	Attorney - Legal	\$ 200	\$ -	-
4	Beautification	\$ 100	\$ -	\$ 100.00
5	Insurance	\$ 1,000	\$ -	\$ 1,000.00
6	State / Federal Tax	\$ 175	\$ -	\$ 175.00
7	Office Supplies & Expenses	\$ 150	\$70.00	\$ 80.00
8	Sub-Total	\$ 1,775	\$ 120.00	\$ 1,455.00
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 10,000	\$ -	\$ 10,000.00
11	Paved Road Maintenance	\$ 2,500	\$ -	\$ 2,500.00
12	Paved Road Resurfacing	\$ 10,000	\$ -	\$ 10,000.00
13	Snow Removal	\$ 4,050	\$ 1,680.00	\$ 2,370.00
14	Tree Removal	\$ 500	\$ 900.00	\$ (400.00)
15	Sub-Total	\$ 27,050	\$ 2,580.00	\$ 24,470.00
16	MAINTENANCE MANAGER	\$ 28,200	\$2,350.00	\$ 25,850.00
17	Material Expenses	\$ 2,500	\$ -	\$ 2,500.00
	Sub-Total	\$ 30,700	\$2,350.00	\$ 28,350.00
18	FIREWISE COMMITTEE	\$ 2,100	\$ 3,920.00	\$ (1,820.00)
19	EMERGENCY / CONTINGENCY	\$ 2,500	\$ -	\$ 2,500.00
20	TOTAL EXPENSES	\$ 64,125	\$ 8,970.00	\$54,955.00
21	ASSESSMENT INCOME	\$ 55,545	\$ 10,431.46	(\$45,113.54)
	APPROVED CARRYOVER	\$ 9,293	\$ 9,293.00	
	TOTAL SPENDABLE AMOUNT	\$ 64,838	\$ 64,838.00	
22	INTEREST INCOME	\$ 600	\$ 115.00	(\$485.00)
23	IMPACT FEES	\$0	\$ -	
24	2018 CARRYOVER BALANCE	\$ 79,293	\$ 79,293.37	
25	TOTAL INCOME	\$ 56,145	\$ 10,546.46	(\$45,598.54)
26	TOTAL EXPENSES	\$ 64,125	\$ 8,970.00	\$ 55,155.00
24	AMOUNT AVAILABLE TO SPEND	\$ 64,838	\$ 55,868.00	
27	PROJECTED YEAR-END BALANCE	\$ 71,313	\$ 80,869.83	\$9,556.83
28	ACTUAL BALANCES - CHECKING	\$26,387.99	\$ 27,849.45	
	- SAVINGS	\$601.22	\$ 601.24	
	- DUKE	\$52,304.16	\$52,419.14	
		\$79,293.37	\$80,869.83	