

## **PPFPOA Board Meeting – 4/17/19 – 9:00 am**

- **In Attendance**

- Board

- Harvey Adler

- Becky Dodrill

- Barb Harrah

- Jennifer Peyton

- Patrick Kelly (via phone)

- **Treasurer's Report**

We have collected 87.6% of Assessment Revenues. Much of the uncollected money is folks who are making payments. There are 6 people who have not acknowledged my letters to date.

The outstanding lien from 2017 has been repaid.

There was a discussion regarding lot count. One owner disputed the number of lots they are being billed for. Some of the original lots have been combined making it unclear as to how many original lots there were. Patrick will research the original plat to determine how many lots were platted.

There was also another instance where part of a lot was sold. A new parcel was created for purposes of annual assessments, but the seller's number of lots was never decreased. The seller of that partial lot recently purchased it back, reducing the number of lots for assessment purposes.

There were several recent sales in the community that were reported.

The Firewise pick-ups of brush and limbs was considerably higher than expected due to the very large amount of debris that was collected: Budgeted: \$2,100, Paid \$3,920.

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

- **Roads Report**

Ridge View Drive completed – total cost \$11,342. Road graded & new crushed stone all the way to the emergency exit gate.

A leaning power pole on Pisgah Forest Drive has been reported. Will notify Duke Energy.

There is bush trimming in process along PFD & quite a bit of culvert cleanup to be done due to recent storm activity.

The owner of the property adjacent to the community's entry (to the North) has asked that no landscaping work be done beyond the road right-of-way. They have also complained about cars being

parked on their property. We had been maintaining the property all the way to the small stream, but the right-of-way reportedly ends at the line of planted trees. Discussed trying to find a surveyor to help determine exact location of the property line. Also discussed placing "No Parking" signage, but no action will be taken at present. For now, we will make sure that no landscape maintenance work be done north of the tree line.

Several complaints had been received regarding a large pile of debris behind a house under construction adjacent to the power line easement. The owner has reported that the debris is to be buried in a pit on a portion of their property that is beneath the power lines.

We are getting bids for the culvert repair below Taylor's Curve. Multiple options were discussed with costs ranging from doing nothing at present to inserting a sleeve inside the existing culvert to a full replacement that includes rebuilding the roadbed & repaving a section of PFD. The Board was unanimous in proceeding with the larger scope of work for a more permanent repair. One bid received quoted a cost of \$14,201 plus \$1,000 per truck load. A final decision will be made once all bids are received. The Board will need to seek approval from the Audit Committee as this is an unbudgeted expenditure and will require the use of reserve funds.

- **Firewise**

Firewise costs were way over budget due to the very large amount of debris that was collected. The original intent is for debris within close proximity to the home (about 35 feet) to be cleaned up. It appears that some property owners are gathering debris from their entire property, some of which are rather large. Discussed the need to clearly communicate this to owners as well as ways to reduce the cost in future years.

- Next meeting set for April 25<sup>th</sup> at 9:00 am

Adjourned at 10:40 am

**Pisgah Forest Farms Property Owners Association  
2019 Budget**

16-Apr-19

<u>Line</u>		Beginning Balance 12/31/18 - <b>\$79,293.37</b>		
		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIATION</u>
1	<b>ADMINISTRATIVE EXPENSES</b>			
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	\$ 301.00	\$ (126.00)
7	Office Supplies & Expenses	\$ 150	\$ 70.00	\$ 80.00
8	<b>Sub-Total</b>	<b>\$ 1,775</b>	<b>\$ 421.00</b>	<b>\$ 1,154.00</b>
9	<b>ROAD EXPENSES</b>			
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	<b>Sub-Total</b>	<b>\$ 27,050</b>	<b>\$ 2,580.00</b>	<b>\$ 24,470.00</b>
16	<b>MAINTENANCE MANAGER</b>	\$ 28,200	\$ 9,400.00	\$ 18,800.00
17	Material Expenses	\$ 2,500	\$ -	\$ 2,500.00
	<b>Sub-Total</b>	<b>\$ 30,700</b>	<b>\$ 9,400.00</b>	<b>\$ 21,300.00</b>
18	<b>FIREWISE COMMITTEE</b>	\$ 2,100	\$ 8,580.00	\$ (6,480.00)
19	<b>EMERGENCY / CONTINGENCY</b>	\$ 2,500	\$ -	\$ 2,500.00
20	<b>TOTAL EXPENSES</b>	<b>\$ 64,125</b>	<b>\$ 20,981.00</b>	<b>\$ 42,944.00</b>
21	<b>ASSESSMENT INCOME</b>	\$ 55,545	\$ 48,671.69	(\$6,873.31)
	APPROVED CARRYOVER	\$ 9,293	\$ 9,293.00	
	<b>TOTAL SPENDABLE AMOUNT</b>	<b>\$ 64,838</b>	<b>\$ 43,857.00</b>	
22	INTEREST INCOME	\$ 600	\$ 340.05	(\$259.95)
23	IMPACT FEES	\$ 0	\$ 2,500.00	
24	<b>2018 CARRYOVER BALANCE</b>	\$ 79,293	\$ 79,293.37	
25	<b>TOTAL INCOME</b>	\$ 56,145	\$ 51,511.74	(\$4,633.26)
26	<b>TOTAL EXPENSES</b>	<b>\$ 64,125</b>	<b>\$ 20,981.00</b>	<b>\$ 43,144.00</b>
24	<b>AMOUNT AVAILABLE TO SPEND</b>	<b>\$ 64,838</b>	<b>\$ 22,876.00</b>	
27	<b>PROJECTED YEAR-END BALANCE</b>	<b>\$ 71,313</b>	<b>\$ 109,824.11</b>	<b>\$ 38,511.11</b>
<u>28</u>	<b>ACTUAL BALANCES - CHECKING</b>	<b>\$ 26,387.99</b>	<b>\$ 56,578.68</b>	
	<b>- SAVINGS</b>	<b>\$ 601.22</b>	<b>\$ 601.27</b>	
	<b>- DUKE</b>	<b>\$ 52,304.16</b>	<b>\$ 52,644.16</b>	
		<b>\$ 79,293.37</b>	<b>\$ 109,824.11</b>	