

PPFPOA Board Meeting – 7/9/19 – 2:00 pm

- **In Attendance**

- Board

- Harvey Adler

- Becky Dodrill

- Barb Harrah

- Jennifer Peyton

- Patrick Kelly

- **Treasurer's Report**

We have collected about 98% of Assessment Revenues. There are a few owners who are making payments.

We had to transfer \$35,000 from Duke Notes for needed road repairs. Board discussed expectation of needing to increase assessments again next year to keep up with increased costs of road maintenance as well as to replenish reserve funds.

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

- **Roads Report**

Have been unable to get bid from Emery Asphalt. Emery had suggested possible financing for long-term road improvements. The concept is that the community could do major road improvements as a single project, finance over a long-term period and possibly reduce costs as opposed to resurfacing of small portions of road each year. Board will attempt to explore costs involved, financing options, estimated ongoing maintenance costs and overall impact to the annual budget.

All gravel roads are presently in good condition. There are 4½ miles of roads that need to be prioritized for resurfacing & repairs over next few years.

Update on Falcon Road – A thick layer of grass has covered the slope and some other vegetation has started to grow. The slope appears to be stabilized & no further activity appears needed at present.

Roadside trimming is complete, and cleaning of drainage ditches will be starting soon. Work to replace the culvert at Taylor's curve is set to start and arrangements are being made with the Reserve to use the emergency exit for ingress/egress for affected residents above the repair site while the road is closed. Directions will be emailed to residents before repairs commence.

Some residents have noted that wild grape vine is growing in several places on the mountain. While there are mixed feelings about whether or not this is a serious problem, the Board would like to encourage residents to keep wild grape vines under control on their properties.

The Board has received several complaints regarding people driving too fast up & down the mountain. It is not always clear whether the violators are residents or not. The Board requests that anyone submitting complaints to the Board include as much information as possible including where the speeding was witnessed, description of vehicle (make, model & color), and license # if known. If complaints continue, the Board may consider installing speed bumps and or/instituting fines.

It was brought to the Board's attention that Duke Energy has been using an herbicide that contains glyphosate in high concentrations. Glyphosate is the active ingredient in Roundup and has been found in court to contribute to cancer. The herbicide has been used to control vegetation within the power line easements. While the Board did not take any action on this, it was felt that the community should be made aware of this and have the opportunity to voice any concerns they might have to Duke.

- **Covenant Violations**

There are two properties that have been noted to have significant covenant violations.

Issues noted include unregistered vehicles, presence of a trailer, piles of debris, storage of construction equipment and failure to make repairs to a destroyed structure within required time period.

The Board is drafting letters to both property owners detailing the violations and requesting a timeline for correction.

- Next meeting set for September 12th at 9:30 am

Adjourned at 3:30 pm

Pisgah Forest Farms Property Owners Association
2019 Budget

8-Jul-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	\$ 100.00	\$ 50.00
3	Attorney - Legal	\$ 200	\$ -	-
4	Beautification	\$ 100	\$ 97.04	\$ 2.96
5	Insurance	\$ 1,000	\$ 972.00	\$ 28.00
6	State / Federal Tax	\$ 175	\$ 301.00	\$ (126.00)
7	Office Supplies & Expenses	\$ 150	\$ 70.00	\$ 80.00
8	Sub-Total	\$ 1,775	\$ 1,540.04	\$ 34.96
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 10,000	\$ 14,542.00	\$ (4,542.00)
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	\$ 17,122.00	\$ 9,928.00
16	MAINTENANCE MANAGER	\$ 28,200	\$ 14,100.00	\$ 14,100.00
17	Material Expenses	\$ 2,500	\$ -	\$ 2,500.00
	Sub-Total	\$ 30,700	\$ 14,100.00	\$ 16,600.00
18	FIREWISE COMMITTEE	\$ 2,100	\$ 8,580.00	\$ (6,480.00)
19	EMERGENCY / CONTINGENCY	\$ 2,500	\$ -	\$ 2,500.00
20	TOTAL EXPENSES	\$ 64,125	\$ 41,342.04	\$ 22,582.96
21	ASSESSMENT INCOME	\$ 55,545	\$ 54,375.83	(\$1,169.17)
	Approved spending from 2018	\$ 9,293	\$ 9,293.00	
	Additional emergency spending		\$ 35,000.00	
	TOTAL SPENDABLE AMOUNT	\$ 64,838	\$ 58,495.96	
22	INTEREST INCOME	\$ 600	\$ 692.88	\$ 92.88
23	IMPACT FEES	\$ 0	\$ 2,500.00	
24	2018 CARRYOVER BALANCE	\$ 79,293	\$ 79,293.37	
25	TOTAL INCOME	\$ 56,145	\$ 57,568.71	\$ 1,423.71
26	TOTAL EXPENSES	\$ 64,125	\$ 41,342.04	\$ 22,782.96
27	PROJECTED YEAR-END BALANCE	\$ 71,313	\$ 95,520.04	\$ 24,207.04
	Transfer from Duke		\$ 35,000.00	
28	ACTUAL BALANCES - CHECKING	\$ 26,387.99	\$ 76,921.78	
	- SAVINGS	\$ 601.22	\$ 601.31	
	- DUKE	\$ 52,304.16	\$ 17,996.95	
		\$ 79,293.37	\$ 95,520.04	