

PPFPOA Board Meeting – 11/20/19 – 9:30 am

- **In Attendance**

 - Board

 - Harvey Adler

 - Becky Dodrill

 - Barb Harrah

 - Jennifer Peyton

 - Patrick Kelly (via phone)

- **Treasurer's Report**

Reviewed YTD budget. There is approximately \$10,084 in remaining funds, which includes funds approved for resurfacing the stretch of road below Taylor's Curve where the culvert was replaced.

The Board also reviewed the draft 2020 budget. The Board will request that we carry over the \$3700 approved for road resurfacing to the 2020 Budget.

- **Roads Report**

Two major road/drainage repairs for 2019 – the landslide along Falcon Road that was reseeded & stabilized and the culvert replacement on PFD below Taylor's Curve. Chan has ordered ice melt to have on hand. The drainage improvement on the back side of PFD has been completed. Chan has also completed all ditch clearing.

- **Other Business**

A property owner who was recently sent a notice of covenant violations attended the meeting to discuss the violations noted by the Board. Each of the covenant issues cited was discussed, and a verbal agreement to bring the property into compliance by the end of the year was reached.

The Board entertained a request from a property owner to subdivide two of his lots. After careful review of Article X of the Declaration of Restrictive Covenants, the Board unanimously decided that Article X prohibited an owner from subdividing their lots.

- **Annual Meeting**

Reviewed draft agenda and made a few minor changes. Discussed logistics and assigned specific tasks to each Board member. We will have copies of all financial documents to be reviewed, ballot sheets and snow removal forms available for attendees.

We still need candidates to fill Barb Harrah's board seat. We also need volunteers for Architectural Review, Firewise, Beautification and Picnic committees. Please contact the Board at

pffpoa@gmail.com if you are interested in any of these opportunities to serve your neighbors and contribute to our community.

Next meeting is the Annual Meeting to be held at the Little River Community Center on 12/7/19 at 9:00 AM.

Meeting was adjourned at 11:10 AM.

2019 Budget

1-Dec-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	\$ 299.48	\$ (149.48)
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	\$ 93.10	\$ 56.90
8	Sub-Total	\$ 1,775	\$ 1,762.62	\$ (187.62)
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 10,000	\$ 14,542.00	\$ (4,542.00)
11	Paved Road Maintenance	\$ 2,500	\$ 27,975.00	\$ (25,475.00)
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	\$ 45,097.00	\$ (18,047.00)
16	MAINTENANCE MANAGER	\$ 28,200	\$ 25,850.00	\$ 2,350.00
17	Material Expenses	\$ 2,500	\$ -	\$ 2,500.00
	Sub-Total	\$ 30,700	\$ 25,850.00	\$ 4,850.00
18	FIREWISE COMMITTEE	\$ 2,100	\$ 8,580.00	\$ (6,480.00)
19	EMERGENCY / CONTINGENCY	\$ 2,500	\$ 3,210.00	\$ (710.00)
20	TOTAL EXPENSES	\$ 64,125	\$ 84,499.62	-\$20,574.62
21	ASSESSMENT INCOME	\$ 55,545	\$ 55,920.59	\$ 375.59
	Approved spending from 2018	\$ 9,293	\$ 9,293.00	
	Estimted emergency spending approved		\$ 35,000.00	
	TOTAL SPENDABLE AMOUNT	\$ 64,838	\$ 10,083.97	
	Amt available to spend		\$ -	
22	INTEREST INCOME	\$ 600	\$ 933.74	\$ 333.74
23	IMPACT FEES	\$ 0	\$ 2,500.00	
24	2018 CARRYOVER BALANCE	\$ 79,293	\$ 79,293.37	
25	TOTAL INCOME	\$ 56,145	\$ 59,354.33	\$ 3,209.33
26	TOTAL EXPENSES	\$ 64,125	\$ 84,499.62	\$ (20,374.62)
	Transfer from Duke		\$ 35,000.00	
27	PROJECTED YEAR-END BALANCE	\$ 71,313	\$ 54,148.08	(\$17,164.92)
28	ACTUAL BALANCES - CHECKING	\$26,387.99	\$ 35,355.73	
	- SAVINGS	\$601.22	\$ 601.39	
	- DUKE	\$52,304.16	\$18,222.73	
		\$79,293.37	\$54,179.85	