

PPFPOA Board Meeting – 1/15/20 – 12:00 PM

- **In Attendance**

 - Board

 - Harvey Adler

 - Becky Dodrill

 - Jennifer Peyton

 - Harry Weinhofer

 - Patrick Kelly (via phone)

- **President's Report**

Website has been updated with officers for 2020 as well as community statistics for 2019. Harry discussed making a point of meeting new owners in the community.

- **Treasurer's Report**

Reviewed final 2019 budget. Year-end balance was \$48,816 after all expenses. Expenses exceeded budget by \$25,905.

The Board also reviewed the approved 2020 budget, which includes \$3,745 in approved spending carried over from 2019. The budget projects a surplus of \$17,662.

- **Roads Report**

Harv updated the Board on recent activities. Chan Hubbard had salted the roads in mid-December anticipation of freezing rain and had also removed a fallen tree from Pisgah Forest Drive.

The Board had recently asked Harv to draft an addendum to our contract with Chan to address salt spreading costs when salt was purchased in advance and reimbursed by PFFPOA. Harv reported that the addendum had been signed by both parties.

- **Old Business**

The Board also discussed progress made by a property owner that had recently been cited for covenant violations related to conditions on their property. Some progress made in cleaning up debris and removal of a travel trailer. There is still some remaining debris that needs to be removed.

- **New Business**

Harry reported that Architectural Review Committee had approved plans for a detached garage for Doug Chick. The committee was planning a visit with Doug to confirm site location and timeframe for construction.

A property owner had inquired about clearing & grading a lot and cutting in a driveway prior to having a building permit or house plans. ARC will require a site plan for review and impact fee must be paid prior to clearing.

John Popiel volunteered to chair the ARC. Other members are Harry Weinhofer & Becky Dodrill. John Herriges had volunteered to serve at the Annual Meeting. Harry is going to follow up with John to confirm he is willing to serve.

Harv Adler reported about some household garbage being dumped along the side of the road on the backside of the PFD loop. There are reports of garbage being dumped twice in a one-week period. The Board decided to send out an email to the community.

Next meeting set for 3/25/20 at noon.

Meeting was adjourned at 1:00 PM.

Pisgah Forest Farms Property Owners Association
2019 Budget

<u>Line</u>		Beginning Balance 12/31/18		31-Dec-19
		\$	\$	\$ 79,293
		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIATION</u>
1	ADMINISTRATIVE EXPENSES			
2	Association Meetings	\$ 150	\$ 299	\$ (149)
3	Attorney - Legal	\$ 200	\$ -	-
4	Beautification	\$ 100	\$ 97	\$ 3
5	Insurance	\$ 1,000	\$ 972	\$ 28
6	State / Federal Tax	\$ 175	\$ 301	\$ (126)
7	Office Supplies & Expenses	\$ 150	\$ 168	\$ (18)
8	Sub-Total	\$ 1,775	\$ 1,837	\$ (262)
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 10,000	\$ 14,542	\$ (4,542)
11	Paved Road Maintenance	\$ 2,500	\$ 27,975	\$ (25,475)
12	Paved Road Resurfacing	\$ 10,000	\$ -	\$ 10,000
13	Snow Removal	\$ 4,050	\$ 3,093	\$ 957
14	Tree Removal	\$ 500	\$ 900	\$ (400)
15	Sub-Total	\$ 27,050	\$ 46,510	\$ (19,460)
16	MAINTENANCE MANAGER	\$ 28,200	\$ 28,200	\$ -
17	Material Expenses	\$ 2,500	\$ 93	\$ 2,407
	Sub-Total	\$ 30,700	\$ 28,293	\$ 2,407
18	FIREWISE COMMITTEE	\$ 2,100	\$ 8,580	\$ (6,480)
19	EMERGENCY / CONTINGENCY	\$ 2,500	\$ 4,810	\$ (2,310)
20	TOTAL EXPENSES	\$ 64,125	\$ 90,030	\$ (26,105)
21	ASSESSMENT INCOME	\$ 55,545	\$ 56,088	\$ 543
	Approved spending from 2018	\$ 9,293	\$ 9,293	
	Estimated emergency spending approved		\$ 35,000	
	TOTAL SPENDABLE AMOUNT	\$ 64,838	\$ 7,071	
	Amt available to spend		\$ -	
22	INTEREST INCOME	\$ 600	\$ 964	\$ 364
23	IMPACT FEES	\$ -	\$ 2,500	
24	2019 CARRYOVER BALANCE	\$ 79,293	\$ 79,293	
25	TOTAL INCOME	\$ 56,145	\$ 59,552	\$ 3,407
26	TOTAL EXPENSES	\$ 64,125	\$ 90,030	\$ (25,905)
	Transfer from Duke		\$ 35,000	
27	PROJECTED YEAR-END BALANCE	\$ 71,313	\$ 48,816	\$ (22,497)
28	ACTUAL BALANCES - CHECKING	\$ 26,388	\$ 29,961	
	- SAVINGS	\$ 601	\$ 601	
	- DUKE	\$ 52,304	\$ 18,253	
		\$ 79,293	\$ 48,816	