

## **PPFPOA Board Meeting – 5/15/20 – 12:00 pm**

- **In Attendance**

- Board

- Harry Weinhofer

- Harvey Adler

- Becky Dodrill

- Jennifer Peyton

- Patrick Kelly

- **Treasurer's Report**

We have collected 82.5% of assessments. There are six property owners making payments and fourteen owners that have not yet paid.

Year to-date expenses total \$14,286. A year-to-date budget is attached for review.

- **Roads Report**

Harv Adler presented a summary of written estimates for road resurfacing of all paved roads in the community. Estimates were provided by Pisgah Asphalt, Emery Asphalt and Trans Construction. The estimates were for both chip and tar resurfacing as well as new asphalt and ranged from \$87,775 to \$191,850.

The Board discussed possible financing to complete all road resurfacing in one project. Several Board members will be contacting banks in the area to see what types of financing terms may be available. Their findings will be discussed at the next Board meeting to determine the feasibility of pursuing a complete repaving of all roads.

Chan has cleared fallen trees and debris from storms and will soon start cutting back brush from roadways.

Board is continuing to receive complaints about certain residents driving too fast on community roads. Harry has already spoken to one resident and is planning to contact the other. The Board requests that all residents obey posted speed limits within our community.

The Board also discussed a pile of logs from a recently fallen tree that is believed to be encroaching into the road right-of-way and creating a hazard. The Board will send an email to the owner.

- **Firewise**

Jeremy Peyton recently spoke with someone at the Firewise National organization. It was learned that we can use the work already done by Chan as well as time spent by homeowners to qualify for ongoing work necessary to retain our Firewise status. We will send out educational information by email for this year's education requirement and also plan to update the Firewise sign at the entrance to the community.

- **Beautification**

Nothing to report.

- **Architectural Review Committee**

No new applications. Committee wants to get timeframe for completion of demolition of Newkirk property (house that was struck by lightning).

- **Other Business**

- Annual Picnic – Will likely need to reschedule due to COVID-19
- Next meeting will 7/22/20 at noon.

Adjourned at 1:20 pm

**Pisgah Forest Farms Property Owners Association**  
**2020 Budget**

<u>Line</u>		Beginning Balance	As of:	12/31/19	5/15/20
					\$48,816
		<u>BUDGET</u>	<u>ACTUAL</u>		<u>VARIANCE</u>
1	<b>ADMINISTRATIVE EXPENSES</b>				
2	Association Meetings	\$ 150	\$ -	\$ 150	
3	Attorney - Legal	\$ -	\$ -	\$ -	
4	Beautification	\$ 100	\$ -	\$ 100	
5	Insurance	\$ 1,000	\$ -	\$ 1,000	
6	State / Federal Tax	\$ 175	\$ -	\$ 175	
7	Office Supplies & Expenses	\$ 150	\$ 172	\$ (22)	
8	<b>Sub-Total</b>	<b>\$ 1,575</b>	<b>\$ 172</b>	<b>\$ 1,403</b>	
9	<b>ROAD EXPENSES</b>				
10	Gravel Road Maintenance	\$ 2,000	\$ -	\$ 2,000	
11	Paved Road Maintenance	\$ -	\$ 1,932	\$ (1,932)	
12	Paved Road Resurfacing	\$ 3,745	\$ -	\$ 3,745	
13	Snow Removal	\$ 4,050	\$ 2,782	\$ 1,268	
14	Tree Removal	\$ 500	\$ -	\$ 500	
15	<b>Sub-Total</b>	<b>\$ 10,295</b>	<b>\$ 4,714</b>	<b>\$ 5,581</b>	
16	<b>MAINTENANCE MANAGER</b>	\$ 28,200	\$ 9,400	\$ 18,800	
17	Material Expenses	\$ 2,500	\$ -	\$ 2,500	
	<b>Sub-Total</b>	<b>\$ 30,700</b>	<b>\$ 9,400</b>	<b>\$ 21,300</b>	
18	<b>FIREWISE COMMITTEE</b>	\$ 2,500	\$ -	\$ 2,500	
19	<b>EMERGENCY / CONTINGENCY</b>	\$ 2,500	\$ -	\$ 2,500	
20	<b>TOTAL EXPENSES</b>	<b>\$ 47,570</b>	<b>\$ 14,286</b>	<b>\$ 33,284</b>	
21	<b>ASSESSMENT INCOME</b>	\$ 64,782	\$ 53,466	\$ (11,316)	
	Approved spending from 2019	\$ 3,745	\$ 3,745		
	Est emergency spending approved		\$ -		
	<b>TOTAL SPENDABLE AMOUNT</b>	<b>\$ 68,527</b>	<b>\$ 57,211</b>		
	<b>Amt available to spend</b>		<b>\$ 35,441</b>		
22	INTEREST INCOME	\$ 450	\$ 109	\$ (341)	
23	IMPACT FEES	\$ -	\$ -		
24	<b>2019 CARRYOVER BALANCE</b>	\$ 48,816			
25	<b>TOTAL INCOME</b>	\$ 64,782	\$ 53,575	\$ (11,207)	
26	<b>TOTAL EXPENSES</b>	<b>\$ 47,570</b>	<b>\$ 14,286</b>	<b>\$ 33,284</b>	
27	<b>PROJECTED YEAR-END BALANCE</b>	<b>\$ 66,478</b>	<b>\$ 54,180</b>	<b>\$ (12,298)</b>	
28	<b>ACTUAL BALANCES - CHECKING</b>	<b>\$ 29,961</b>	<b>\$ 68,941</b>		
	- SAVINGS	\$ 601	\$ 601		
	- DUKE	\$ 18,253	\$ 18,362		
		<b>\$ 48,816</b>	<b>\$ 87,905</b>		