

PPFPOA Board Meeting – 4/27/21 – 6:45 pm (Held via Zoom)

- **In Attendance**

- Board

- Jennifer Peyton

- Amy Kelly

- Wally Booth

- Patrick Kelly

- **Treasurer's Report**

Four properties remained unpaid at 2020 year end. Three have been collected in the early part of 2021. One remains unpaid, and we will be placing a lien. We added more than \$16K to reserves in 2020.

So far in 2021 we have collected 71.4% of assessments. Some additional payments have recently been received, but not yet recorded or deposited. There are some property owners making payments. Snow removal costs were a little over budget.

We also finally made contact with a property owner that had a lien placed for prior years' assessments. We will need to confirm the full amount owed. Once that has been received, we will release the lien.

Year-to-date expenses total \$15,326. A year-to-date budget is attached for review.

- **Roads Report**

With Harv Adler's resignation from the Board, there is currently no one with sole responsibility for roads. Jennifer asked all Board members to keep an eye on things and look for any road issues that may need to be addressed.

There is \$20K in the budget for road resurfacing this year, we need to get an updated quote to determine what repairs can be done and portion of roads that can be resurfaced with the allocated funds.

- **Board Vacancy**

The Board discussed some names as possible candidates to fill the vacancy on the Board. Board members will be contacting these residents in the coming days. Also discussed the possible need to adjust officer roles depending on who ultimately fills the vacancy.

- **Covenants**

We recently had a resident inquire about storing an RV on their property inside an enclosed structure. The owner was initially told that it is forbidden by the covenants, which was in line with the position of prior boards. The owner took issue with the decision, stating that they disagreed with the

interpretation. After much discussion, the current Board members all agreed that the intent of Article III is at best ambiguous.

The Board has decided that storage of any RV inside an enclosed structure is reasonable and does not violate the believed intent of Article III or Article IV "Nuisances". The FAQ Section of the Association website will be updated accordingly.

- **Website**

The Board discussed sections of the website that need to be updated. Board members and some committee chairs need to be updated, or in some instances reflect a vacancy. We also need to update and correct the community map.

We will be updating Architectural Control Committee forms to replace individual names committee "Committee Chair" or "Committee Member. This will preclude the need to update again in the future as committee membership changes.

Patrick will work with Ed to ensure all updates are made.

- **Annual Picnic**

The Board decided it was prudent to again cancel the Annual Picnic as we are not quite yet out of the woods as far as the pandemic is concerned.

- **Annual Meeting**

As of now planning an in-person meeting and will reserve the Little River Community Center.

- **Firewise**

A form was sent out with dues statement this year that will allow property owners to record any activities they conduct to reduce fire hazards on their properties. We have already received more than enough back to fulfill the requirements of maintaining our Firewise status for the current year.

We are in need of a new Firewise chair. Anyone interested please contact the Board to discuss the limited responsibilities of the position.

Next meeting scheduled for 7/13/21 at 10:30 AM to be conducted via Zoom.

Adjourned at 7:55 pm

Pisgah Forest Farms Property Owners Association

2021

Line		BUDGET	As of: 4/26/21	
			YE20 Balance	\$64,949
			ACTUAL	VARIANCE
1	ADMINISTRATIVE EXPENSES			
2	Association Meetings	\$ 150	\$ -	\$ 150
3	Attorney - Legal	\$ -	\$ -	-
4	Beautification	\$ 100	\$ -	\$ 100
5	Insurance	\$ 1,000	\$ -	\$ 1,000
6	State / Federal Tax	\$ 75	\$ -	\$ 75
7	Office Supplies & Expenses	\$ 150	\$ 92	\$ 58
8	Sub-Total	\$ 1,475	\$ 92	\$ 1,383
9	ROAD EXPENSES			
10	Gravel Road Maintenance	\$ 2,000	\$ -	\$ 2,000
11	Paved Road Maintenance	\$ 2,500	\$ -	\$ 2,500
12	Paved Road Resurfacing	\$ 20,000	\$ -	\$ 20,000
13	Snow Removal	\$ 4,000	\$ 5,495	\$ (1,495)
14	Tree Removal	\$ 500	\$ -	\$ 500
15	Sub-Total	\$ 29,000	\$ 5,495	\$ 23,505
16	MAINTENANCE MANAGER	\$ 28,200	\$ 9,400	\$ 18,800
17	Material Expenses	\$ 2,500	\$ 339	\$ 2,161
18	Sub-Total	\$ 30,700	\$ 9,739	\$ 20,961
19	FIREWISE COMMITTEE	\$ 500	\$ -	\$ 500
20	EMERGENCY / CONTINGENCY	\$ 2,500	\$ -	\$ 2,500
21	ROAD RESERVE FUND/ Carryover	\$ 8,824		
22	TOTAL EXPENSES	\$ 72,999	\$ 15,326	\$ 48,849
23	ASSESSMENT INCOME	\$ 74,523	\$ 53,695	\$ (20,829)
24	Approved spending from prior year	\$ -	\$ -	
25	Est emergency spending approved		\$ -	
26	TOTAL SPENDABLE AMOUNT	\$ 74,523	\$ 53,695	
27	Amt available to spend		\$ 40,397	
28	INTEREST INCOME	\$ 500	\$ 36	\$ (464)
29	IMPACT FEES	\$ -	\$ -	
30	Prior Year CARRYOVER BALANCE	\$ 64,949		
31	TOTAL INCOME	\$ 75,023	\$ 53,730	\$ (21,293)
32	TOTAL EXPENSES	\$ 72,999	\$ 15,326	\$ 57,673
33	PROJECTED YEAR-END BALANCE	\$ 66,973	\$ 66,973	\$ -
34	ACTUAL BALANCES - CHECKING	\$ 46,445	\$ 84,511	
	- SAVINGS	\$ -	\$ -	
	- DUKE	\$ 18,504	\$ 18,540	
	Total	\$ 64,949	\$ 103,051	