

## **PFFPOA Board Meeting- 3/16/2023- 6:00 PM**

- **In Attendance**

- Board**

- Patrick Kelly

- Randy Paquette

- Wally Booth

- Amy Kelly

- Harv Adler

Minutes from last board meeting approved

- **Treasurer's Report**

26.25% of assessments collected- \$23,756 received so far.

- Expenditures**

- \$500 in legal fees for initial consultation. A bill expected for representation at a meeting, letters written.

- PO Box fee

- Gravel road repair \$1700

- Salt and diesel fuel

- Chan Hubbard for January and February

- Material expenses- fertilizer and lime

- Our balance \$149,000

- Duke account about \$19,000

- Two property owners are overdue by a year paying their annual assessments.

- **Roads Report**

- Repairs to Ridge View- culvert and gravel

- Stocked up on road salt and diesel

- Fertilized slopes to maintain vegetation to prevent erosion

- Resident asked about paving Pisgah Forest Drive between Butterfly Lane and power lines. Harv said past policy is for residents to pay half of the cost to pave gravel roads.

- **Architectural Control Committee**

- John Popeil stated there was a vacancy. Based on the By-Laws, we initially believed we could appoint two new members, but the Covenants state the committee will consist of three members. The Board believes we Covenants override in this situation. There were five volunteers, and the Board chose Phil Mayrand based on his professional background.

- **Covenant Review Committee**

- The Committee, formed on December 3, 2022 to review covenants and make recommendations for amendments, requested more time. The committee met once at the end of February. Two

members resigned and Sarah Dupree appointed an additional person. The board will ask the review committee for their final recommendations by the end of the month.

- **Old Business**

Covenant Violations - Letters were sent to two homeowners giving them 60 days to move their trailers/RVs. The fine of \$25 per day will be forgiven if the trailers/RVs are moved within 60 days.

Resident Directory - Some residents requested a directory of homeowners' contact information at the Annual Meeting. The Board will check with individuals to see if anyone wants to be excluded.

The meeting was adjourned at 7:08 pm.

**Pisgah Forest Farms Property Owners Association**

**2022**

**As of: 12/31/22**

<u>Line</u>		<u>YE21 Balance</u>	<u>\$95,862</u>	
		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE</u>
<b>1</b>	<b>ADMINISTRATIVE EXPENSES</b>			
2	Association Meetings	\$120	\$219	\$(99)
3	Attorney - Legal	\$-	\$-	-
4	Beautification	\$100	\$500	\$(400)
5	Insurance	\$995	\$973	\$22
6	State / Federal Tax	\$50	\$2	\$48
7	Office Supplies & Expenses	\$150	\$330	\$(180)
<b>8</b>	<b>Sub-Total</b>	<b>\$1,415</b>	<b>\$2,024</b>	<b>\$(609)</b>
<b>9</b>	<b>ROAD EXPENSES</b>			
10	Gravel Road Maintenance	\$2,500	\$-	\$2,500
11	Paved Road Maintenance	\$2,500	\$14,025	\$(11,525)
12	Paved Road Resurfacing	\$30,000	\$-	\$30,000
13	Snow Removal	\$4,000	\$7,373	\$(3,373)
14	Tree Removal	\$500	\$-	\$500
<b>15</b>	<b>Sub-Total</b>	<b>\$39,500</b>	<b>\$21,398</b>	<b>\$18,102</b>

16	<b>MAINTENANCE MANAGER</b>	\$28,200	\$28,200	\$-
17	Material Expenses	\$2,500	\$3,221	\$(721)
18	<b>Sub-Total</b>	<b>\$30,700</b>	<b>\$31,421</b>	<b>\$(721)</b>
19	<b>FIREWISE COMMITTEE</b>	\$500	\$-	\$500
20	<b>EMERGENCY / CONTINGENCY</b>	\$2,500	\$2,777	\$(277)
21	<b>ROAD RESERVE FUND/ Carryover</b>	\$-		
22	<b>TOTAL EXPENSES</b>	<b>\$74,615</b>	<b>\$57,620</b>	<b>\$16,995</b>
23	<b>ASSESSMENT INCOME</b>	\$82,269	\$86,662	\$4,393
24	Approved spending from prior year	\$30,000	\$30,000	
25	Est emergency spending approved		\$-	
26	<b>TOTAL SPENDABLE AMOUNT</b>	<b>\$112,269</b>	<b>\$116,662</b>	
27	<b>Amt available to spend</b>		<b>\$54,649</b>	
28	INTEREST INCOME	\$100	\$254	\$154
29	IMPACT FEES	\$-	\$8,512	
30	<b>Prior Year CARRYOVER BALANCE</b>	\$95,862		
31	<b>TOTAL INCOME</b>	<b>\$82,369</b>	<b>\$95,428</b>	<b>\$13,059</b>
32	<b>TOTAL EXPENSES</b>	<b>\$74,615</b>	<b>\$57,620</b>	<b>\$16,995</b>
33	<b>PROJECTED YEAR-END BALANCE</b>	<b>\$103,616</b>	<b>\$133,670</b>	<b>\$30,054</b>
34	<b>ACTUAL BALANCES - CHECKING</b>		<b>\$114,949</b>	
	- SAVINGS		\$-	
	- DUKE		<b>\$18,865</b>	
	<b>Total</b>		<b>\$-</b>	<b>\$133,814</b>