

Annual Meeting December 2, 2023

Officers Present

The meeting was called to order at 9:08 AM. Association members representing 156 votes of 284 (54.97%) were either in attendance or had submitted proxies, representing a quorum.

President's Report Given by Patrick Kelly

Patrick welcomed everyone in attendance and introduced the Board.

Current community statistics:

- 76 homes
- 62 vacant lots
- 86 property owners

Treasurer's Report given by Wally Booth

- We went over budget by \$1100 due to attorney and legal fees.
- We budgeted \$87,000 for paving but couldn't get it done. The paving company no longer does chip & tar resurfacing..
- There was no snow removal, so we saved \$3382.
- There was gravel road maintenance.
- Chan Hubbard- we were under budget.
- We collected delinquent HOA dues when a home was sold.
- There are still property owners who owe association dues.
- \$2500 was collected from impact fees
- Total Expenditures were under budget by \$87,585 - \$87,000 of that was the money budgeted for paving.
- The admin portion of the expense budget was over by \$836 due to legal fees incurred
- Our year-end balance is \$181,834. We are "rolling over" \$87,000 from 2023 and \$19,000 from 2022.
- 2023- Two new home approvals: Lot 6B on Ridge Top, renovation; Lot 25, new construction.
- 2022 approvals- Two were completed in 2023: Lot 19F and 8 McDonald Court.

Insurance Report by Joel Todd

- The PFFPOA Homeowner's Association Policy with Auto-Owners was renewed for the period of 7/15/23 to 7/15/24. There was a small increase in the annual premium of \$1.00 from \$973 to \$974.
- Brief coverage overview:
 1. General Liability \$2,000,000
 2. Personal Injury \$1,000,000

3. Association Directors/Officers Error and Omissions \$1,000,000

Audit Report – Submitted by by Jennifer Peyton

Jennifer performed an audit for the 2022 fiscal year. No issues were noted with all accounts properly reconciled.

Firewise Committee Report by Greg Harbin

- Greg explained the process to qualify as a Firewise Community.
- We now have a temporary certificate. Greg will work to get us a Firewise Community certificate again.
- Burning- Residents must apply with the North Carolina Forest Service to burn anything.
- No fires, firepits. Residents who use their homes as VRBO, Air B&B rentals need to post this.
- A resident asked about the annual neighborhood chipping of downed debris from trees that was done in the past. This had to be discontinued due to the high cost.

Web Committee Report by Ed Hauschild

The web site is up to date. All requests by the board have been posted.
Web hosting is paid until the end of October of 2024.

History of our payments.

- 2009 - \$214.20
- 2012 - 251.64
- 2015 - 359.64
- 2018 - 449.64
- 2021 - 539.64

Based on past history we can anticipate a bill of about \$630 in 2024.

Annual Picnic

- No picnic was held in 2023
- Daphne Maingot and Debra Grice will head the committee to plan a picnic for 2024.
- Sandy Hollister volunteered to be on the committee.
- Donna Brim has supplies.

New Residents

- New residents were recognized and introduced themselves.

Old Business

Amending the Covenants

- Floor was opened to discussion about amending the covenants.
- The process to come up with amendments was explained, discussed.

- Voting is required with a 67% majority needed to pass the proposed amendments.
- There was some a lengthy discussion regarding Covenant Amendments, which became somewhat contentious at times.

Proposed Budget Presented by Wally Booth

- Money was added into the budget for legal fees and paved road maintenance.
- \$5,000 was added for snow removal, the same amount as the previous year.
- We are in our second year of the current contract with Chan Hubbard
- Assessment income will increase as the number of homes increases.
- There was a motion to approve the budget, it was seconded, and approved by a show of hands.

Nominations

- The floor was open for nominations for the board seat vacated when Harv Adler moved.
- James Williams was nominated as a candidate. Mr. Williams was given the floor to introduce himself.

Break to count votes

- Sandy Hollister and Greg Harbin volunteered to count votes

There was a break while votes were counted.

11:15- Meeting called back to order

Results of vote

- Patrick Kelly and Randy Paquette were retained on the board receiving 127.5 and 132 votes, respectively
- Debra Grice was added to the board receiving 138 votes
- Amendments to the Covenants: 92 for amendments, . 55.5 against. 191 votes were needed to meet the 67% legal requirement to amend the covenants, so the vote failed.

The floor was opened for General Discussion

- Butterfly Lane residents brought up concerns about speeding, estimated 40 MPH, from a guest at a rental property.
- Resident put up "Slow Down", other warning signs at their own expense. The signs were removed and tossed into the bushes. The resident put the signs back up. They were removed and stolen after they were put back up.
- There was discussion about better neighborhood signage for the speed limit.
- Enforcement was discussed as an issue.
- Speed bumps were discussed.
- There was discussion re: creating recommended guidelines for homeowners who rent their homes. Bill Maingot will be on the committee to come up with guidelines.

- Amendment of Covenants was again brought up, however, the Board indicated that they do not wish to pursue this any further since only a minority of residents indicated support for the proposed changes.

Other resident concerns/suggestions

- The Board could do a better job of announcing upcoming meetings.
- Announce openings on the board to promote inclusiveness.
- Have a nominating committee for board members.
- Joel Todd suggested we move our \$150,000 PFFPOA balance into an online savings account to earn a higher rate of interest (Duke will pay 5% interest)
- The \$6,000 earned from having our money in one of these savings accounts will pay for improved signage to deal with the speeding problems.

The annual PFFPOA meeting was adjourned at 11:45 AM

Pisgah Forest Farms Property Owners Association
2024 PROPOSED BUDGET

<u>Line</u>		Projected YE23 Balance xRoad Reserve		\$133,670
		<u>BUDGET</u>	<u>2023 Est</u>	<u>2023 Budget</u>
1	ADMINISTRATIVE EXPENSES			
2	Association Meetings	\$ 120	\$ 120	\$ 120
3	Attorney - Legal	\$ 3,500	\$ 3,219	\$ 2,000
4	Beautification	\$ 500	\$ 500	\$ 500
5	Insurance	\$ 1,000	\$ 974	\$ 1,000
6	State / Federal Tax	\$ 250	\$ 192	\$ 50
7	Office Supplies & Expenses	\$ 230	\$ 229	\$ 230
8	Web Site	\$ 630	\$ -	\$ 630
9	Sub-Total	\$ 6,230	\$ 5,234	\$ 4,530
10	ROAD EXPENSES			
11	Gravel Road Maintenance	\$ 6,000	\$ 5,710	\$ 2,500
12	Paved Road Maintenance	\$ 2,500	\$ 4,299	\$ 2,500
13	Paved Road Resurfacing	\$ 106,000	\$ -	\$ 87,000
14	Snow Removal	\$ 5,000	\$ 1,618	\$ 5,000
15	Tree Removal	\$ 500	\$ 100	\$ 500
16	Sub-Total	\$ 120,000	\$ 11,726	\$ 97,500
17	MAINTENANCE MANAGER	\$ 28,200	\$ 28,200	\$ 28,200
18	Material Expenses	\$ 3,500	\$ 2,230	\$ 3,500
19	Sub-Total	\$ 31,700	\$ 30,430	\$ 31,700
20	FIREWISE COMMITTEE	\$ 100	\$ -	\$ 100
21	EMERGENCY / CONTINGENCY	\$ 2,500	\$ 250	\$ 2,500
22	ROAD RESERVE FUND/ Carryover	\$ -	\$ -	\$ -
23	TOTAL EXPENSES	\$ 160,530	\$ 47,640	\$ 136,330
24	ASSESSMENT INCOME	\$ 92,414	\$ 91,935	\$ 91,770
25	Approved spending from prior year	\$ -		
26	Est emergency spending approved			
27	TOTAL SPENDABLE AMOUNT	\$ 92,414	\$ 91,935	\$ 91,770
28	Amt available to spend			
29	INTEREST INCOME	\$ 960	\$ 1,370	\$ 300
30	IMPACT FEES	\$ -	\$ 2,500	\$ -
31	Prior Year CARRYOVER BALANCE	\$ 181,834	\$ 133,670	\$ 133,670
32	TOTAL INCOME	\$ 93,374	\$ 95,805	\$ 92,070
33	TOTAL EXPENSES	\$ 160,530	\$ 47,640	\$ 136,330
34	PROJECTED YEAR-END BALANCE	\$ 114,678	\$ 181,834	\$ 89,410