

PFFPOA Board Meeting

March 28, 2024

via Zoom

Board Members present:

Patrick Kelly, President

Randy Paquette, Vice President

Wally Booth, Treasurer

Debra Grice, Secretary

Amy Kelly, Road Maintenance

Residents present:

David and Linda Ward of 40 Black Walnut Lane

Meeting called to order at 6:13.

Minutes from December meeting approved.

Treasurer's Report - Wally Booth

- 35% of HOA Assessments have come in \$32,954 not due until April 1.
- Interest from CD - \$1715.00 (estimated income by year's end - \$8,000.00).
- Balance in checking- \$10,680.00.
- Balance in notes and savings - \$37,065.00.
- Total Balance - \$199,256.52.
- Administration has spent \$381.00 to date.
- 2023 tax return completed and \$470.00 is to be paid.

Other Expenditures:

- Under \$10,000.00 on road repairs at Taylor's Curve.
- Gravel maintenance and salt.
- Materials and labor for pipe repair at entrance.
- Spent \$691.00 of the Emergency Contingency Money.

President's Comments - Patrick Kelly

Patrick stressed the importance of transparency in the meetings. More notices and other communications, via the webpage and emails in the future.

Roads Report - Amy Kelly

- Chan completed work on drainage at the left side of the entrance. Discussion on repairing the right side when asphaltting occurs.
- Chan is in the process of getting another quote on asphaltting. Wally asked about getting updated measurements for Pisgah Forest Drive.

- There was one salting and no plowing in 2023.
- Randy asked about the issue of construction vehicles damaging the gravel portion of Pisgah Forest Drive. Chan asked owners to have them avoid using that route.

Road Signs:

- Amy will ask Greg Harbin and others for recommendations as to where signs are needed.
- The following suggestions were discussed:
 - Speed Limit signs throughout the neighborhood and a visible No Outlet sign at the entrance.
 - Stop sign at Black Walnut/Schoolhouse and on Pisgah Forest Drive coming down the mountain.

Other road-related discussions included:

- Impact fees on new construction (which have been paid).
- Issues of driveways coming off one road with address on another. Patrick shared a plat with all to show each owner's responsibility. Private driveways are not the responsibility of HOA.
- One homeowner had asked about paving gravel portion of Pisgah Forest Drive. The board decides whether it benefits all of the homeowners to pave it. No formal request has been made. At this time the board decided that there were no funds available for the paving of any unpaved roads for the foreseeable future.

Discussion and Review of Old Business:

- Covenants - It was concluded that the community had no appetite to make changes to covenants.
- Rental Issues - It was discussed that there should be guidelines for renters that include such concerns as obeying speed limits, no fishing in ponds, no outdoor fires, and noise issues. Bill Maignot to chair this committee and David Ward agreed to assist. They will develop a one page guideline to post in all rentals for the board to approve.

New Business:

Fire Ponds -

- Patrick inspected the three ponds in the community and all have connections for the fire department.
- After conducting research, it was concluded that Schoolhouse Road Pond is owned by the association and will be maintained by the association.
- There is a verbal agreement in place with the fire department to have access to use the ponds.
- Wally Booth is in discussion with the state about maintenance regarding the spillway on his pond.
- Mr. Dobberstein's pond is on his property and normally would be maintained by the property owner; however, his pond can benefit the community and further discussion will take place after Patrick receives a response from the fire department. The board will then make a decision regarding the association maintaining this pond.

Fees on a Resident's Unimproved Lot-

A resident sent a letter requesting that he not be required to pay the assessment on his unimproved lot under the power lines. He claims that since it's not buildable, he shouldn't be charged. Patrick pointed out that he's owned the lot and paid the assessment for 10 years. The resident was invited to the meeting but did not attend. Patrick will respond in writing to the request.

Request from Kathy Szafranski and Sandra Hollister on the maintenance of the road off Pisgah Forest Drive that borders their property and three other homeowners-

This is a platted road that is not named. Discussed was the easement of the road where the pump house is located, and whether Chan should maintain the road due to drainage problems. Chan was maintaining the road and stopped a few years ago. Amy will contact Chan to meet at the road along with Debra Grice and/or Kathy to access the drainage issue and maintenance of the road.

Community Picnic:

A date will be set in June and the community notified about the upcoming event which will be headed by Daphne Maingot; Sandra Hollister has agreed to assist. Donna Brim has paper products for the event. Debra will contact them to get a date.

Meeting Date:

The next HOA Meeting date is scheduled for June 27 at 6:00 p.m. via Zoom.

The meeting was adjourned at 7:37 p.m.

Pisgah Forest Farms Property Owners Association

2024

As of: 2/28/2024

<u>Line</u>		YE23 Balance	\$182,398	
		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE</u>
1	ADMINISTRATIVE EXPENSES			
2	Association Meetings	\$120	\$-	\$120
3	Attorney - Legal	\$3,500	\$-	\$3,500
4	Beautification	\$500	\$-	\$500
5	Insurance	\$1,000	\$-	\$1,000
6	State / Federal Tax	\$250	\$-	\$250
7	Office Supplies & Expenses	\$230	\$236	(\$6)
8	Web Site	\$630	\$-	\$630
9	Sub-Total	\$6,230	\$236	\$5,994
10	ROAD EXPENSES			
11	Gravel Road Maintenance	\$6,000	\$549	\$5,451
12	Paved Road Maintenance	\$2,500	\$10,429	(\$7,929)
13	Paved Road Resurfacing	\$106,000	\$-	\$106,000
14	Snow Removal	\$5,000	\$510	\$4,490
15	Tree Removal	\$500	\$-	\$500
	Sub-Total	\$120,000	\$11,488	\$108,512
16	MAINTENANCE MANAGER	\$28,200	\$4,700	\$23,500
17	Material Expenses	\$3,500	\$700	\$2,800
	Sub-Total	\$31,700	\$5,400	\$26,300
18	FIREWISE COMMITTEE	\$100	\$-	\$100
19	EMERGENCY / CONTINGENCY	\$2,500	\$-	\$2,500
20	ROAD RESERVE FUND/ Carryover	\$-		
21	TOTAL EXPENSES	\$160,530	\$17,124	\$143,406
22	ASSESSMENT INCOME	\$93,831	\$21,591	(\$72,240)
23	Approved spending from prior year	\$-	\$-	
24	Est emergency spending approved		\$-	
25	TOTAL SPENDABLE AMOUNT	\$93,831	\$21,591	
26	Amt available to spend		\$53,207	
27	INTEREST INCOME	\$960	\$1,133	\$173
28	IMPACT FEES	\$-	\$-	\$-
29	Prior Year CARRYOVER BALANCE	\$182,398		
30	TOTAL INCOME	\$94,791	\$22,724	(\$72,067)
31	TOTAL EXPENSES	\$160,530	\$17,124	\$143,406
32	PROJECTED YEAR-END BALANCE	\$116,659	\$187,997	\$71,338
33	ACTUAL BALANCES			
	- CHECKING		13,293.90	
	- SAVINGS		23,698.76	

- CD Savings	50,416.16
- CD Savings	60,474.72
- CD Savings	20,150.02
- DUKE	19,891.60
Total	\$- 187,925.16

Treasurer's Report Book balance

\$187,997.24