

PFFPOA Board Meeting

October 29, 2024

via Zoom

Board Members present:

Patrick Kelly, President

Randy Paquette, Vice President

Wally Booth, Treasurer

Debra Grice, Secretary

Amy Kelly, Road Maintenance

Meeting was called to order at 6:13.

A resident joined the meeting to present his case to the board concerning payment of HOA fees on his additional lot.

He made the following points:

- He's owned the lot and paid HOA fees for 24 years.
- He states the lot is non-buildable and is only accessible by Duke Power.
- He has recently retired and needs to be more frugal with his money.
- He also asked what his rights were in terms of sealing off his pond from the community.

Patrick stated that there was a portion of the property that appears to be buildable outside the power line easement. He then asked if the resident had ever had an engineering study done on the property to ascertain whether it was actually buildable or not. He also asked the resident to send a survey of the property.

The resident replied that Duke Power had told him it was non-buildable. He has never had an engineering study done on the property. Additionally, he doesn't know the actual distance he has on the power line easement. He will send the survey to Patrick.

Debra Grice asked the reason for his original purchase of the lot.

He replied that the seller threw it in for an extra \$5k with no mention of whether the lot was buildable or not.

Residents David and Rachel Smith entered at 6:39 and introduced themselves to the board.

Minutes from the previous meeting were approved.

President's Report - Patrick Kelly

Followed up by reaching out to the engineer but hasn't heard back from him.

Will reschedule the meeting to discuss guidelines for vacation rentals which was canceled due to hurricane.

Treasurer's Report - Wally Booth (see below)

Roads Report - Amy Kelly

- Chan was set to start working on road repair in September, but with the hurricane it has been delayed as the asphalt needed to be purchased from the state is being prioritized for state roads. It may be rescheduled for mid November; however, there is a high probability that because of cold weather it may be postponed until spring.
- Amy has received the road signs. She will contact Greg Harbin, who has volunteered to install them.

Miscellaneous Business

Annual Meeting:

The meeting will be held on December 7 at 9:00 a.m. at Little River Community Center.

Upcoming election for board vacancy:

Board nominations have been mailed out in the past, but Patrick suggested that they now be emailed to save on time and postage.

Cover letter, ballot, and proposed budget will be sent out by November 15.

No responses have come in for the upcoming vacancy on the board. We will allow an additional two weeks. If none come in, Wally suggested that the nominating committee will not need to meet. We will put our support behind Debra Grice.

Chan Hubbard's Contract

Patrick has negotiated the contract for the same amount. However, Chan will no longer plow individual resident's driveways due to lack of equipment. Patrick will send a letter to explain this to all residents.

HOA Assessments

Wally and Debra planned to get together in December to send out yearly assessments.

Question by residents David and Rachel Smith

Asked if there is a general master plan for road maintenance and assessing what constitutes a pothole and what is a major foundation issue with run off problems.

Patrick responded by stating that Chan assesses and makes recommendations to the chairperson of the roads' committee, which is Amy Kelly. The challenge has been the expense of repaving an entire road. Patrick also stated that if you see an issue concerning the road, you can email the board.

The meeting was adjourned at 7:14 p.m.

Treasurer's Report:

Pisgah Forest Farms Property Owners Association
2024

Line		BUDGE T	As of: YE23 Balance	10/29/2024 \$182,398
			ACTUAL	VARIANCE
1	ADMINISTRATIVE EXPENSES			
	Association			
2	Meetings	\$120	\$-	\$120
3	Attorney - Legal	\$3,500	\$-	\$3,500
4	Beautification	\$500	\$-	\$500
5	Insurance	\$1,000	\$1,011	(\$11)
6	State / Federal Tax	\$250	\$653	(\$403)
7	Office Supplies & Expenses	\$230	\$223	\$7
8	Web Site	\$630	\$-	\$630
9	Sub-Total	\$6,230	\$1,887	\$4,343
10	ROAD EXPENSES			
11	Gravel Road Maintenance	\$6,000	\$549	\$5,451
12	Paved Road Maintenance	\$2,500	\$13,189	(\$10,689)
		\$106,00		
13	Paved Road Resurfacing	0	\$4,577	\$101,423
14	Snow Removal	\$5,000	\$510	\$4,490
15	Tree Removal	\$500	\$4,250	(\$3,750)
		\$120,00		
	Sub-Total	0	\$23,075	\$96,925
16	MAINTENANCE MANAGER	\$28,200	\$23,500	\$4,700
17	Material Expenses	\$3,500	\$1,065	\$2,435
	Sub-Total	\$31,700	\$24,565	\$7,135
18	FIREWISE COMMITTEE	\$100	\$-	\$100
19	EMERGENCY / CONTINGENCY	\$2,500	\$3,433	(\$933)
20	ROAD RESERVE FUND/ Carryover	\$-		
	TOTAL	\$160,53		
21	EXPENSES	0	\$52,960	\$107,570
22	ASSESSMENT INCOME	\$92,221	\$91,180	(\$1,041)
23	Approved spending from prior year	\$-	\$-	
24	Est emergency spending approved		\$-	
25	TOTAL SPENDABLE AMOUNT	\$92,221	\$91,180	
26	Amt available to spend		\$34,561	
	INTEREST			
27	INCOME	\$960	\$6,274	\$5,314
28	IMPACT FEES	\$-	\$7,500	\$7,500

		\$182,39		
29	Prior Year CARRYOVER BALANCE	8		
30	TOTAL INCOME	\$93,181	\$104,955	\$11,774
	TOTAL	\$160,53		
31	EXPENSES	0	\$52,960	\$107,570
		\$115,04		
32	PROJECTED YEAR-END BALANCE	9	\$234,392	\$119,343

ACTUAL				
33	BALANCES			
	- CHECKING		4,491.12	
	- SAVINGS		66,409.19	
	- CD Savings		52,080.90	
	- CD Savings		62,371.88	
	- CD Savings		30,602.82	
	- DUKE		20,686.27	
			236,642.1	
	Total	\$-	8	

Treasurer's Report Book balance \$234,392.
18

Actual balances surplus/(deficit) \$2,250.00