

PFFPOA Annual Meeting

December 7, 2024

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 9:14 a.m.

Members representing 107 votes were in attendance, which constituted a quorum.

Opening remarks by Patrick Kelly

Patrick welcomed everyone and provided some general information and updates about the neighborhood:

- Only 1 home was sold during the year.
- 6 vacant lots changed hands.
- Out of 138 lots there are 76 completed homes, 2 under construction, 60 vacant lots, and 88 different owners.

New owner David Ward introduced himself.

Patrick introduced the board members.

Debra gave instructions on the location of the minutes on website.

Treasurer's Report-Wally Booth. See below.

Roads Report - Amy Kelly

- David Foster helped after the hurricane and saved the community quite a bit of money.
- Greg Harbin put up many signs throughout the neighborhood. He'll be putting up a few more speed limit signs.
- Randy Paquette cleaned the mirror by Taylor's Curve and put reflective tape on it.
- Taylor's Curve was repaired and repaved. The costs are listed in the treasurer's report below. She discussed the price increase in asphalt.
- Chan keeps the ditches clean and makes repairs as needed as part of his contract. We pay for supplies. Total repair and various road work was about \$23,000.
- Chip and tar repairs are very temporary, lasting only about 1 or 2 years.
- Had a previous estimate for chip and tar repairs but the company was unable to do the work.

- Wally got 3 new estimates to resurface: \$125,000, \$143,000, \$158,000 to complete one mile of road. Each estimate included only a 1 year guarantee.
- She discussed the advantage of using hot asphalt, which is what the state uses.
- Someone asked if we could turn our roads over to the state. Wally stated that it's been looked into, and it's not economically feasible to bring them up to standards that the state would require.
- Chan has been unable to secure hot asphalt from the state due to hurricane repairs and weather restraints. He will wait until warm weather to begin. The repair and maintenance process will be ongoing.
- Chan's contract has been renewed for another 3 years at the same price.
- Chan will reevaluate driveways that may need plowing.
- Amy will contact Chan to mark a new pothole near the 1500 block of Pisgah Forest Drive.
- A question was asked about the stability of Falcon Drive with the new seeding that was done. New growth is occurring. The road will continue to be monitored.
- A question was asked about the potential damage caused by large trucks turning right onto the gravel road on Pisgah Forest Drive where it forks. Owners of the 2 homes under construction have been asked to tell contractors to avoid this route, but it's difficult to enforce. We've been in discussion about increasing impact fees which are currently \$2500.

Architectural Control - John Herriges. See below.

Audit: The person who did the audit last year is unavailable so Patrick asked for a volunteer. Jane Cabrera, who is a CPA, volunteered.

Insurance Report - Joel Todd. See below.

Firewise Report - Greg Harbin. See below.

Firewise Owner Reports for 2024 will be mailed out with assessments. Questions were raised about accessing evacuation routes and unlocking gates. We are not able to leave a key at the gate. There are several residents with keys.

Website Report - Ed Hauschild. See below.

Website is up to date.

Annual Picnic Report - Amy Kelly.

The picnic will be held in June and will again be headed by Mrs. Maingot. A request was made for a line item to be added for supplies. The board voted to approve \$125 annually.

Old Business

Committees haven't met for addressing short term rental guidelines. Gary Maingot and David Ward are on committee. Victor Nelson will be added. They will meet in 2025. Several recommendations for guidelines were made by residents.

New Business

- Budget: A motion to approve the 2025 Budget was made, seconded, and voted upon. The budget was approved.
- Election of Officers: No nominations were made to oppose Debra Grice as a board member. A motion was made and seconded to have her continue in the role.
- Questions and concerns about Minutes and Zoom invitations being posted on Website. Patrick clarified the location on webpage.
- Concerns about people shooting guns toward the power lines and potentially toward houses in the neighborhood. Patrick suggested that if anyone is concerned, they should contact the Sheriff's Department.

Meeting was adjourned at 10:45 a.m.

Treasurer's Report

Pisgah Forest Farms Property Owners Association

2024

		As of: 1/1/25		
<u>Line</u>			YE23 Balance	\$182,398
		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE</u>
1	ADMINISTRATIVE EXPENSES			
2	Association Meetings	\$120	\$186	\$(66)
3	Attorney - Legal	\$3,500	\$-	\$3,500
4	Beautification	\$500	\$500	\$-
5	Insurance	\$1,000	\$1,011	\$(11)
6	State / Federal Tax	\$250	\$2,338	\$(2,088)

7	Office Supplies & Expenses	\$230	\$361	\$(131)
8	Web Site	\$630	\$540	\$90
9	Sub-Total	\$6,230	\$4,936	\$1,294
10	ROAD EXPENSES			
11	Gravel RoadMainte nance	\$6,000	\$1,149	\$4,851
12	Paved RoadMainte nance	\$2,500	\$13,189	\$(10,689)
13	Paved RoadResurf acing	\$106,000	\$4,577	\$101,423
14	Snow Removal	\$5,000	\$510	\$4,490
15	Tree Removal	\$500	\$4,250	\$(3,750)
	Sub-Total	\$120,000	\$23,675	\$96,325
16	MAINTENA NCE MANAGER	\$28,200	\$28,200	\$-
17	Material Expenses	\$3,500	\$1,243	\$2,257
	Sub-Total	\$31,700	\$29,443	\$2,257
18	FIREWISE COMMITTE E	\$100	\$-	\$100
19	EMERGEN CY / CONTINGE NCY	\$2,500	\$3,433	\$(933)

20	ROAD RESERVE FUND/ Carryover	\$-		
21	TOTAL EXPENSES	\$160,530	\$61,487	\$99,043
22	ASSESSME NT INCOME	\$92,221	\$93,577	\$1,356
23	Approved spending from prior year	\$-	\$-	
24	Est emergency spending approved		\$-	
25	TOTAL SPENDABL E AMOUNT	\$92,221	\$93,577	
26	Amt available to spend		\$30,734	
27	INTEREST INCOME	\$960	\$7,630	\$6,670
28	IMPACT FEES	\$-	\$7,500	\$7,500
29	Prior Year CARRYOV ER BALANCE	\$182,398		
30	TOTAL INCOME	\$93,181	\$108,707	\$15,526
31	TOTAL EXPENSES	\$160,530	\$61,487	\$99,043

32	PROJECTE D YEAR-END BALANCE		\$115,049	\$229,618	\$114,569
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33	ACTUAL BALANCES	-		3,782.38	
		CHECKING			
		- SAVINGS		38,916.59	
		- CD Savings		62,476.34	
		- CD Savings		62,857.40	
		- CD Savings		40,809.93	
		- DUKE		20,849.87	
		Total	\$-	229,692.51	

Treasurer' s Report Book balance				\$229,617.51	
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Actual balances surplus/(defi cit)				\$75.00	
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0	
0	O/S check 2374
0	O/S check 2375
0	O/S transfer
0	O/S check 2370
0	O/S check 2371

0	O/S check 2372
-75	O/S check 2373
\$(0.00)	Net

2024 Architecture Committee Report

In 2024, the architecture committee received and processed 7 applications.

Date: April 2024

Type: New Shed Construction

Location: 121 School House Road

Homeowner: Randall Paquette

Date: April 2024

Type: New House Construction

Location: 171 Overlook

Homeowner: Beau & Ashley Meany

Date: April 2024

Type: New Shed Construction

Location: 125 Black Walnut Lane

Homeowner: James Phillips & Elaine Long

Date: April 2024

Type: New Greenhouse Construction

Location: 814 Pisgah Forest Drive

Homeowner: Logan & Mackenzie Taylor

Date: July 2024

Type: New House Construction

Location: Forest Park Court

Homeowner: Devin Oliver

Date: October 2024

Type: New House Construction

Location: 2395 Pisgah Forest Drive

Homeowner: Brian McKenny

Date: October 2024

Type: New Shed Construction

Location: 360 Pisgah Forest Drive

Homeowner: Ginny Parham & Mathew Sullivan

Insurance Report

The PFFPOA Homeowners Association Policy with Auto Owners was renewed for the period 7/15/24 - 7/15/25. There was a \$37 increase in the annual premium to \$1,011 from \$974.

Brief coverage overview:

A. General Liability \$2,000,000

B. Personal Injury \$1,000,000

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

Note: The policy provides specifics on coverage

Respectively submitted on 12/4/24,

Joel Todd, Insurance Committee

jtodd@comporium.net

PFFPOA Firewise report

Our Firewise certification is under review pending the completion of updated Risk Assessment and Action plans due to forest and road damage in our area from Hurricane Helene. Landslides, road closures and fallen trees impacted our community and escape route neighborhoods during the aftermath of Helene. I am reviewing our current plans and will be submitting them to comply with the Firewise request and recertification.

During the year and especially after the storm I noticed many residents removing fallen limbs and trees and cleaning up around their properties. Chan did an excellent job removing truckloads of big stuff off the side of the roads and near properties. David Foster volunteered his time and equipment to cut and chip debris from some residential properties.

I will have the blank 2024 owner activity reports to hand out at the annual meeting and I would also like to include a copy in with the HOA dues assessment mailing to be sent back with the payments. I can gather these reports from the Board and use them for the ongoing certification reports.

Respectfully submitted,

Greg Harbin

12/4/24

Web Committee Report

The web site is up to date. All requests by the board have been posted.

We pay for web hosting services every 3 years. We paid this year so the next renewal is due on 11/15/27.

Submitted by Ed Hauschild - 12/2/24