

PFFPOA Board Meeting

June 26, 2025

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 6:04 p.m.

Minutes from the previous meeting were approved.

President's Report - Patrick Kelly

- **Insurance Renewal:** Renewal date is July 15th. Joel has been having health issues but will try to get another quote or two by the second half of the week; Patrick will follow up.
- **Board Nominations:** Amy and Wally's terms are ending and both are willing to continue to serve and thus run for their respective positions. The board discussed ideas for creating a nominating committee and will be reaching out to several people who have expressed interest in serving. Patrick will also send an email to residents asking if anyone is interested in running for the two positions. Those interested in running will need to send back a brief bio with reasons for wanting to run. All information will be forwarded to the new committee.

Treasurer's Report - Wally Booth (see below)

Roads Report - Amy Kelly

- Chan said we need to cut back brush on the side roads, using the same equipment he used before. It would cost \$3,500 to rent the machine and no price was given for the man hours. Since we had so many resident complaints about the appearance of shrubbery and damage to trees on the sides of the road, Amy asked for a price to cut back by hand with chainsaws; Chan quoted \$25,000. The criteria for cutting back is to have a clearance of two feet from the road and 9-10 feet high for truck clearance. The board discussed whether there was an actual need to have this done. Amy will drive the roads and investigate, measuring to ascertain the need. If the work needs to be done, residents will be notified and given the option to personally have it done.
- Spot repairs have been progressing well on the roads. Amy will check with Chan to determine an estimated completion date.
- Wally has checked on the work and says there will be more that needs to be done which may cost a little more. \$10k has been spent thus far.

Miscellaneous Business

- **Bear and Coyote Concerns:** There have been reported sightings of bears with cubs and coyotes. Patrick previously addressed the coyote issue in an email and will send out another email to address the bear sightings since new residents and renters may not be aware that we do frequently have bears in the area.

Vacation Rental Guidelines:

Patrick has sent the guidelines to the board, and he will send them out to all property owners.

The meeting was adjourned at 7:00 p.m.

Treasurer's Report:

Pisgah Forest Farms Property Owners Association

2025

<u>Line</u>		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE</u>
			As of:	6/23/25
			YE24	\$229,618
			Balance	
1	ADMINISTRATIVE EXPENSES			
2	Association Meetings	\$120	\$-	\$120
3	Annual Picnic	\$125	\$-	\$125
4	Attorney - Legal	\$3,500	\$-	\$3,500
5	Beautification	\$500	\$-	\$500
6	Insurance	\$1,025	\$-	\$1,025
7	State / Federal Tax	\$2,190	\$697	\$1,493
8	Office Supplies & Expenses	\$230	\$188	\$42
9	Web Site	\$-	\$21	\$(21)
10	Sub-Total	\$7,690	\$906	\$6,784
11	ROAD EXPENSES			
12	Gravel RoadMaintenance	\$6,000	\$10,310	\$(4,310)

13	Paved RoadMaintenance	\$45,000	\$10,466	\$34,534
14	Paved RoadResurfacing	\$-	\$-	\$-
15	Snow Removal	\$5,000	\$3,033	\$1,967
16	Tree Removal	\$500	\$-	\$500
Sub-Total		\$56,500	\$23,809	\$32,691
17	MAINTENANCE MANAGER	\$28,200	\$11,750	\$16,450
18	Material Expenses	\$3,500	\$1,850	\$1,650
Sub-Total		\$31,700	\$13,600	\$18,100
19	FIREWISE COMMITTEE	\$100	\$-	\$100
20	EMERGENCY / CONTINGENCY	\$3,000	\$354	\$2,646
21	ROAD RESERVE FUND/ Carryover	\$-		
22	TOTAL EXPENSES	\$98,990	\$38,669	\$60,321
23	ASSESSMENT INCOME	\$93,058	\$85,986	\$(7,072)
24	Approved spending from prior year	\$-	\$-	
25	Est emergency spending approved		\$-	
26	TOTAL SPENDABLE AMOUNT	\$93,058	\$85,986	
27	Amt available to spend		\$44,035	
28	INTEREST INCOME	\$6,096	\$4,069	\$(2,027)

29	IMPACT FEES	\$-	\$-	\$-
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30	Prior Year CARRYOVER BALANCE	\$229,618		
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31	TOTAL INCOME	\$99,154	\$90,055	\$(9,099)
32	TOTAL EXPENSES	\$98,990	\$38,669	\$60,321

33	PROJECTED YEAR-END BALANCE	\$229,782	\$281,003	\$51,222
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Expires

34	ACTUAL BALANCES	-	23,314.09	
		- CHECKING		
		- SAVINGS	30,528.30	
		- CD Savings	73,841.98	10/12/25
		- CD Savings	75,934.28	09/12/25
		- CD Savings	56,685.31	8/12 & 9/12/2025
		- DUKE	21,233.46	
		Total	\$-	281,537.42

Treasurer's Report Book balance	\$281,003.42
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Actual balances surplus/(deficit)	\$534.00
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-1500	O/S check #2389
966	O/S deposit 6/21
0	O/S deposit 5/26
0	
0	
0.00	Net