

PFFPOA Annual Meeting

December 6, 2025

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 9:10 a.m.

Residents in attendance constituted a quorum.

Opening remarks by Patrick Kelly

Patrick welcomed everyone, introduced board members, and provided some general information and updates about the neighborhood:

- 4 homes and 1 vacant lot were sold during the year.
- There are 78 completed homes and 59 vacant lots.
- Vacation rental guidelines were sent out with no pushback from owners. There are about 14 rentals.

Secretary's Report - Debra Grice: All minutes are posted with attached Treasurer's Reports.

Treasurer's Report as of December 5 - Wally Booth: See below.

Roads Report - Amy Kelly:

- Chan is patching roads in various areas with hot tar to prevent more erosion.
- The area above Taylor's Curve has been temporarily patched and will be reassessed in the future.
- To pave Pisgah Forest Drive from entrance to power lines will cost an estimated \$480,000.00. We currently do not have the funds to complete this work.
- A resident suggested hiring an engineer to assess the roads. The board stated that it would be expensive and take away from the current roads budget.
- A resident suggested charging an additional assessment to each owner for these repairs, first sending an email to determine owners' willingness to do so. The board reminded everyone that there was pushback from raising POA assessments a few years ago. Additionally, if put to a vote, there would have to be 35% of eligible voters to meet a quorum. Furthermore, if the assessment were to be approved, there are residents who will not pay and some who are

unable to do so. This would cause liens to be placed, attorney expenses, litigation, and possible foreclosures.

Architectural Control - John Herriges:

There was 1 request approved for building a new home on the corner of Pisgah Forest Drive and Falcon Road. Several residents had concerns about the new build. All questions were addressed and the builder has met all necessary setbacks and requirements.

Audit: Jane Cabrera, who is a CPA, and Daphne Maingot audited the books for 2024 and all the accounting is in order, stating that Wally's books are immaculate. They made some recommendations, and Wally will be implementing them.

Insurance Report - Joel Todd:

The insurance policy has been renewed with a slight increase in price. Joel will shop around next year to see if a better price can be found.

Firewise Report - Greg Harbin:

- No fires were reported this year.
- Residents worked an average of 35.5 hours of work per home to remove limbs and debris away from homes.
- Residents were concerned with the large pile of tree debris on the vacant lot on Pisgah Forest Drive. David Foster is still willing to chip the debris. Patrick will contact the owner and get back to David.
- In case of evacuation the meeting point is at the Little River Community Center.
- The map showing the two evacuation routes will be updated on the webpage.
- An email will be sent in the event of any fire or disaster. Residents were asked to help alert neighbors.
- Greg recommended having evacuation kits including having cash on hand.

Website Report - Ed Hauschild:

Website is up to date.

Annual Picnic Report - Daphne Maingot:

- The picnic was held in August and about 40 people were in attendance. It was enjoyed by all attendees.
- The 2026 picnic will be held in August at Little River Community Center.

New Business:

- Budget: A motion to approve the 2026 Budget was made, seconded, and voted upon. The budget was approved.
- The board will look at raising assessment rates next year.
- There was a discussion on the board's recent raising of the impact fee beginning in 2026.
- Election of Officers: No nominations were made to oppose Wally Booth and Amy Kelly as board members. A motion was made and seconded to have them continue in their roles. Patrick instructed all attendees to mark their ballots.
- Wally proposed to increase the emergency repair fund for the roads to \$90,000.00, by using the CPI according to inflation. Questions were raised about what the funds would be used for, and if it were used, how long we have to replace it. Wally addressed both questions. Patrick instructed all attendees to mark their ballots.
- Concerns about people shooting guns toward the power lines and potentially toward houses, people walking, or children playing in the neighborhood. Several complaints have been made, and a resident voiced concern, stating that it didn't sound like target shooting as it was rapid firing, suggesting a semi-automatic gun. Information was presented from other POAs regarding shooting, which is typically not allowed. At this time the board is not willing to make a change in the covenants as 60% of total eligible votes would be needed to do so. The board believes it is a law enforcement issue and not a board issue. It was recommended to call the Sheriff's Department if the shooting is unsafe or a nuisance.
- A resident raised a question on the new \$200.00 Statement Fee. The board explained that this is a typical fee for other communities.

Ballots were collected by Greg Harbin at this time, Greg and another homeowner counted the ballots. Amy Kelly and Wally Booth were both approved to remain on the board. The Emergency Repair Fund was also approved.

Meeting was adjourned at 11:35 a.m.

Pisgah Forest Farms Property Owners Association. Treasurer's Report

2025

Line

As of:	1/5/26
YE24 Balance	\$229,618

1	ADMINISTRATIVE EXPENSES	<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE</u>
2	Association Meetings	\$120	\$100	\$20
3	Annual Picnic	\$125	\$100	\$25
4	Attorney - Legal	\$3,500	\$-	\$3,500
5	Beautification	\$500	\$567	\$(67)
6	Insurance	\$1,025	\$1,118	\$(93)
7	State / Federal Tax	\$2,190	\$2,812	\$(622)
8	Office Supplies & Expenses	\$230	\$293	\$(63)
9	Web Site	\$-	\$21	\$(21)
10	Sub-Total	\$7,690	\$5,011	\$2,679
11	ROAD EXPENSES			
12	Gravel RoadMaintenance	\$6,000	\$10,830	\$(4,830)
13	Paved RoadMaintenance	\$45,000	\$35,972	\$9,028
14	Paved RoadResurfacing	\$-	\$-	\$-
15	Snow Removal	\$5,000	\$2,653	\$2,347
16	Tree Removal	\$500	\$-	\$500
	Sub-Total	\$56,500	\$49,455	\$7,045

17	MAINTENANCE MANAGER	\$28,200	\$28,200	\$-
18	Material Expenses	\$3,500	\$2,469	\$1,031
Sub-Total		\$31,700	\$30,669	\$1,031
19	FIREWISE COMMITTEE	\$100	\$-	\$100
20	EMERGENCY / CONTINGENCY	\$3,000	\$4,130	\$(1,130)
21	ROAD RESERVE FUND/ Carryover	\$-		
22	TOTAL EXPENSES	\$98,990	\$89,265	\$9,725
23	ASSESSMENT INCOME	\$93,058	\$93,092	\$34
24	Approved spending from prior year	\$-	\$-	
25	Est emergency spending approved		\$-	
26	TOTAL SPENDABLE AMOUNT	\$93,058	\$93,092	

27	Amt available to spend		\$12,610	
28	INTEREST INCOME	\$6,096	\$8,783	\$2,687
29	IMPACT FEES	\$-	\$2,500	\$2,500
30	Prior Year CARRYOVER BALANCE	\$229,618		
31	TOTAL INCOME	\$99,154	\$104,375	\$5,221
32	TOTAL EXPENSES	\$98,990	\$89,265	\$9,725
	Net Income/(Net Loss)	\$164	\$15,110	\$14,946
33	PROJECTED YEAR-END BALANCE	\$229,782	\$244,727	\$14,946
				<u>Expires</u>
34	ACTUAL BALANCES	-	100.00	
		- CHECKING		
		- SAVINGS	7,219.38	
		- CD Savings	75,289.46	02/12/26
		- CD Savings	77,448.03	01/12/26
		- CD Savings	62,899.23	1/12/26 & 4/12/26
		- DUKE	21,771.30	
		Total	\$-	244,727.40

**Treasurer's
Report
Book
balance**

\$244,727.40

Actual
balances
surplus/(defi
cit)

\$0.00

0

0

O/S deposit
11/22

0

O/S debit
card

0

O/S check
2414

0

O/S check
2412

0

O/S check
2413

0

O/S check
2411

0

0.00

Net

PFFPOA After Annual Meeting

December 6, 2025

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 11:50 a.m.

Minutes from the previous meeting were approved.

The board approved a motion to keep the same officers.

Randy offered to help Patrick with duties.

Board Meetings for 2026

The following board meeting will be held at 6:00 p.m. via Zoom: March 26, June 25, Sept 24, Oct 29,

The Annual Meeting will be held at 9:00 a.m. on Dec 5 at Little River Community Center.

Takeaways From the Annual Meeting

- More attendance and proxies are needed at meetings
- We need to get a quote to pave the roads in the neighborhood to see how much a one time assessment would be. We need to poll the residents concerning this issue.
- For 2027 we need to break down the assessments. This will be topic of discussion for the next board meeting.
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Meeting was adjourned at 12:38 p.m.