

PFFPOA Board Meeting

April 23, 2026

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 6:03 p.m.

President's Report - Patrick Kelly

Board voted to approve minutes from the December meeting and they are posted on the website.

Treasurer's Report - Wally Booth: See below for full report.

- **Delinquent HOA Fees:** Wally stated that last year at this time there were 10 delinquent accounts; this year there are 11. 8 residents who were not delinquent last year are delinquent this year. Letters will be sent out after the first of May.
- On March 15 Wally gave the books to Mrs. Maingot and Mrs. Cabrera to begin their audit. They have requested an official letter from the bank for the balances of all the accounts. Wally will give approval to the bank for the release of that information.
- Wally is in discussion with Wells Fargo Bank concerning the opening of a Money Market account to increase dividends compared to interest from savings account. It will also give Wally the freedom to move money more easily. The board unanimously voted to approve.

Roads Report - Amy Kelly:

- Patrick discussed the final survey results regarding the one time assessment for the roads: 62 people responded out of 80 email resident addresses on file.
 - Question 1 - Rate the Roads: 9 said good, 38 said fair, 15 said poor. 75.8% said good or fair.
 - Question 2 - One time assessment to pave Pisgah Forest Drive: 14 said yes, 48 said no. 77.4% said no.
- Patrick will email the results to the residents.
- There was a suggestion made that every few years we could hire a professional to repair and pave certain segments of the road.
- Chan has completed the repair he previously worked on with hot asphalt below Taylor's Curve. He also completed drainage repair to divert water at 361 at Pisgah Forest Drive.
- Current repairs needed: 3 places above Taylor's Curve and the culvert pipe above Dupree's driveway. Chan will survey and mark the places he sees. The first priority would be to repair the section farthest above Taylor's Curve. Amy will contact Chan to get a quote.

- Wally will order signs for Falcon Road to deter traffic that mistakenly turns there instead of going to Forest Park Court. These signs and signs previously ordered will be placed by Chan.
- Chan needs to clear the following ditches of debris: below Logan and Mackenzie Taylor's home, beside Victor Nelson's home, and possibly on Falcon Road. Digging with heavy machinery isn't necessary as it can cause more damage.

Old Business:

- Patrick will update the amended bylaws, all forms, and the second emergency exit map on the website.
- There was a discussion of increasing HOA assessments to keep up with inflation. Further discussion will ensue.

There was no new business.

The next meeting will be on June 25, 2026.

Meeting was adjourned at 7:01 p.m.

Treasure's Financial Report:

Pisgah Forest Farms Property Owners Association

2026

		As of: 4/22/2026		
<u>Line</u>		YE25 Balance \$244,727		
		<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE</u>
1	ADMINISTRATIVE EXPENSES			
2	Association Meetings	150	-	150
3	Annual Picnic	125	-	125
4	Attorney - Legal	3500	-	3500
5	Beautification	560	-	560
6	Insurance	1118	-	1118
7	State / Federal Tax	2554	639	1915

8	Office Supplies & Expenses	375	232	143
9	Web Site	-	-	-
10	Sub-Total	8382	871	7511

11	ROAD EXPENSES			
12	Gravel RoadMainte nance	6000	960	5040
13	Paved RoadMainte nance	45427	7337	38090
14	Paved RoadResurf acing	-	-	-
15	Snow Removal	5000	7433	(2433)
16	Tree Removal	500	-	500
	Sub-Total	56927	15730	41197

17	MAINTENA NCE MANAGER	28200	7050	21150
18	Material Expenses	3500	935	2565
	Sub-Total	31700	7985	23715

19	FIREWISE COMMITTE E	100	-	100
20	EMERGEN CY / CONTINGE NCY	3000	-	3000

21	ROAD RESERVE FUND/ Carryover	2700	2409	291
22	TOTAL EXPENSES	102809	26995	75814
23	ASSESSME NT INCOME	94244	80273	(13972)
24	Approved spending from prior year	-	-	
25	Est emergency spending approved		-	
26	TOTAL SPENDABL E AMOUNT	94244	80273	
27	Amt available to spend		34848	
28	INTEREST INCOME	8463	2721	(5742)
29	IMPACT FEES	-	-	-
30	TRANSFER FEES	-	400	400
	ROAD RESERVE FUND OFFSET	2700	2409	(291)
31	Prior Year CARRYOV ER BALANCE	244727		
32	TOTAL INCOME	105407	85803	(19604)

33	TOTAL EXPENSES		102809	26995	75814
	Net Income/(Net Loss)		2598	58808	56210
34	PROJECTED YEAR-END BALANCE		247325	303535	56210
					<u>Expires</u>
35	ACTUAL BALANCES	-		22,332.93	
		CHECKING			
		- SAVINGS		55,587.46	
		- CD Savings		76,204.76	06/12/26
		- CD Savings		78,430.56	05/12/26
		- CD Savings		47,078.32	5/12/26 & 8/12/26
		- DUKE		21,969.01	
		Total	-	301,603.04	
		Road Reserve		\$92,409.37	
		Net Funds		\$209,193.67	
	Treasurer's Report Book balance			\$303,535.04	
	Actual balances surplus/(deficit)			-\$1,932.00	
				0	
				1932	O/S deposit 4/22
				0	O/S deposit 3/13

0	O/S check 2420
0	O/S ET 2/25
0	O/S check 2423
0	O/S check 2424
0	
0.00	Net