PFFPOA Board Meeting
June 25, 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 6:07 p.m.

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

President's Report - Patrick Kelly:

- Patrick stated that the following have been updated and put on the website:
  - The impact and transfer fees, the community stats, and the revised evacuation route, and the updated by-laws, which were voted on in December.
- Joel Todd will get competing quotes for insurance for the neighborhood. Renewal date is July 15.

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

- Wally will add the website domain fee to the budget.
- Delinquent HOA Fees: there are only four owners who are delinquent. Wally has already sent out reminders and will send out one more before we proceed with lien process.
- Wally can now renew CD's online.

Roads Report - Amy Kelly:

- Chan has started asphalt repair work on all marked places.
- The next step will be for the board to discuss repair work on the three areas above Taylor's Curve. Chan has been asked for quotes.
- Chan has put up the following signs: Evacuation Route, No Fishing/ Swimming/etc at ponds, and a Forest Park directional sign.
- Chan has cleared most of the designated ditches but will be reminded to clear out the pipe of wet leaves and debris under Pumphouse Rd. Digging with heavy machinery isn't necessary as it can cause more damage.
- The water diverter on Periwinkle Rd. that Chan built began crumbling even before it was further damaged by heavy construction machinery. An email was sent to the construction company to which he hasn't responded. We will contact them to discuss their potential part in repair costs.
- Patrick will consult The Reserve's HOA president to get new keys for the evacuation route gate.

Old Business:

- There was a discussion of increasing HOA assessments to keep up with inflation; the increase would be approximately 15% for 2027. This information will be sent out to owners, and the proposed budget will be voted on in December meeting.

New Business:

- Proposal to amend the Bylaws to remove the requirement that the Audit Committee approve any spending in excess of the Approved Budget. The Board discussed forming a Financial Oversight Committee of three members from the community that would fill this requirement. They would meet as needed to review and approve any budget overages for the year. This is based on a recommendation from the Audit Committee and will be discussed further in the next board meeting.

- Board voted unanimously for Wallace to continue maintaining the entrance flower bed. Wally abstained.

Meeting was adjourned at 7:13 p.m.

Treasure's Financial Report:

Pisgah Forest Farms Property Owners Association				
2026				
			As of:	**5/29/2026**
Line			**YE25 Balance**	**$244,727**
1	**ADMINISTRATIVE EXPENSES**	**BUDGET**	**ACTUAL**	**VARIANCE**
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	255	120
9	Web Site		-	-	-
10		**Sub-Total**	**8382**	**894**	**7488**
11	**ROAD EXPENSES**				
12	Gravel RoadMaintenance		6000	960	5040
13	Paved RoadMaintenance		45427	9837	35590
14	Paved RoadResurfacing		-	-	-
15	Snow Removal		5000	7433	(2433)
16	Tree Removal		500	-	500
		Sub-Total	**56927**	**18230**	**38697**
17	**MAINTENANCE MANAGER**		28200	11750	16450
18	Material Expenses		3500	1066	2434
		Sub-Total	**31700**	**12816**	**18884**
19	**FIREWISE COMMITTEE**		100	-	100

20	**EMERGENCY / CONTINGENCY**	3000	-	3000
21	**ROAD RESERVE FUND/ Carryover**	2700	2409	291
22	**TOTAL EXPENSES**	**102809**	**34349**	**68460**
23	**ASSESSMENT INCOME**	94244	87612	(6633)
24	Approved spending from prior year	-	-	
25	Est emergency spending approved		-	
26	**TOTAL SPENDABLE AMOUNT**	**94244**	**87612**	
27	**Amt available to spend**		**40267**	
28	INTEREST INCOME	8463	3454	(5009)
29	IMPACT FEES	-	-	-
30	TRANSFER FEES	-	800	800
	ROAD RESERVE FUND OFFSET	2700	2409	(291)
31	**Prior Year CARRYOV**	244727		

	ER BALANCE				
32	**TOTAL INCOME**		105407	94275	(11132)
33	**TOTAL EXPENSES**		**102809**	**34349**	**68460**
	Net Income/(Net Loss)		2598	59926	57328
34	**PROJECTED YEAR-END BALANCE**		**247325**	**304654**	**57328**
					Expires
35	**ACTUAL BALANCES**	**- CHECKING**		**20,347.52**	
		- SAVINGS		**56,290.38**	
		- CD Savings		**76,435.58**	**06/12/26**
		- CD Savings		**78,668.13**	**12/12/26**
		- CD Savings		**47,206.17**	**9/12/26 & 8/12/26**
		- DUKE		**22,105.42**	
		Total	**-**	**301,053.20**	
		Road Reserve		$92,409.37	
		Net Funds		$208,643.83	
	Treasurer's Report Book balance			$304,653.70	
	Actual balances surplus/(deficit)			-$3,600.50	
				0	

3600.5	O/S deposit 5/29
0	O/S deposit 5/15
0	O/S debit card 5/9
0	O/S debit card 5/9
0	O/S check 2423
0	O/S check 2424
0	
0.00	Net