

**THE RIDGES AT MOUNTAIN HARBOUR
POA BOARD MINUTES
AUGUST 19, 2019**

Meeting called to order at 6:01pm by Wayne Watson, President
Board Members present: Tom Norris, John Walvoord, Rex Strickland, Michael Nerney, Betty Applegarth and Mary Ann Strider
Golf Course GM: Randy Vaughn
Property Owners: Beth & Ed Hooker, Karen Watson, Marsha & Bill Christy
Guests: Jerry & Laurie Smith of SMITH ROOFING, Blairsville

Minutes of July 15, 2019 POA Board meeting approved via e-mail. Copy available for reference. Posted on Website.

Jerry Smith presented an in-depth review of club house roof deficiencies. He explained options and suggested our insurance adjuster should visit the site. Mr. Smith agreed to attend the adjuster's survey visit and to explain his findings. Mr. Smith did suggest we have the chimneys inspected before any work begins on the roof.

MOUNTAIN HARBOUR GOLF LLC REPORT

GM, Randy Vaughn, provided the July update.
A total of 2179 rounds played in July.
Revenue for Green & Cart Fees: \$39,726.42.
One new Premier Family Membership added. Three new Premier Individual Memberships added. One 30/30 purchased. (Pre-paid golf)
There will be a scramble on Friday, August 30. Call Pro Shop for information.
Five tournaments are scheduled in September and five more in October. The "Jopson Group" playing October 18 & 19 have been coming here for 20 yrs.
Pro Shop can provide all dates, times, etc. for the upcoming tournaments and August 30th Friday evening scramble.
Several new Bentgrass Mixtures will be used next spring to strengthen our greens.
A Winter Membership category is being investigated in an attempt to attract more local play during the winter months.

Pool leak was due to shrub roots. It has been repaired and shrubs will be chopped down rather than dug up. The roots are deep and strong and fear of causing more leaks led to this decision.

The cover for pump will be built after pool closes for season.

Cameras are working as advertised at pool and fitness center.

Grill is closed Sunday and Tuesday. End of October/beginning of November Grill will close for season.

MHGLLC Financials presented and discussed. Tom moved to approve, Mary Ann seconded. Motion carried. Financials will be posted on Website.

Discussion was held regarding front gate signage and need for "OPEN TO THE PUBLIC" to be added. All were in agreement this is needed.

Also, it was agreed that renewal reminder and application be mailed the beginning of March to all current members.

Adjourned at 6:40pm

POA REPORTS

Called to order at 6:45pm

FINANCIALS: Printed reports provided. Discussion and Review. Computer oddities (bugs) continue to surface and all Board members would like to see new software/accounting procedures utilized. This will be a large undertaking but a necessity for our POA. Motion made by Tom to approve financials, John seconded. Motion carried. Financials will be posted to Website.

COLLECTIONS: Discussion held regarding future options for non-payment. Rex will discuss several relevant legal points with our attorney. Liens, foreclosures, sales, donations, etc. Budget proposal for 2020 is directly affected by many of these issues.

MAINTENANCE: Paving on Pinnacle Road and curbing by Findlay townhome began this week. Estimate for clubhouse roof being prepared by Jerry Smith Roofing, Blairsville.

Marsha Christy stated she has five remotes and would like some to be ordered.

Back gate will soon be closing at 8pm. John Walvoord will re-program at the request of several residents. More security is desired by owners. The Board agrees.

WELLS FARGO PROPOSAL: All involved parties have reached an agreement and should have an August 30, 2019 closing.

An email ballot on Tuesday, August 20th was undertaken by the POA Board Members. After all members had the opportunity to study the final agreement. Rex moved to accept the "mediated settlement agreement." Mary Ann seconded. All seven Board members voted "yes." Motion approved.

A letter from our attorney, explaining the agreement, will be forthcoming. The Board will inform all owners as soon as possible after closing.

Meeting Adjourned at 7:30pm
Respectfully submitted,
Mary Ann Strider, Secretary