

# THE RIDGES AT MOUNTAIN HARBOUR POA BOARD MINUTES NOVEMBER 18, 2019

Meeting called to order at 6:00pm by Wayne Watson, President.

**Board Members present:** Tom Norris, John Walvoord, Michael Nerney and Mary Ann Strider

Golf Course GM: Randy Vaughn

**Property Owners:** Karen Watson, Ed & Beth Hooker, Bill Meldram, Bill & Shelley McDaniels

Minutes of October 21, 2019 POA Board meeting approved via e-mail. Copy available for reference. Posted on website.

## MOUNTAIN HARBOUR GOLF LLC REPORT

GM, Randy Vaughn, provided October summary:

- More “Green Fee” rounds played than in October, 2018. Fewer “Member” rounds played. Course closed 4 days due to weather. Seven delays due to frost. Two aerification days.
- GAMS tournament successful, 60 players. They have booked for 2020.
- First Annual Mt. Classic attracted 58 players on November 17. Also successful and planned again for 2020.
- Randy and John McCleod are working with FACEBOOK advertising. The goal is to target 75,000 golf users over age 45 in Atlanta area. This is extremely reasonable advertising.
- Randy is also working with GOLF NOW concerning discounts during daily “low play” times.
- Membership Summary provided. Randy requested Golf Individual and Golf Family rates be lowered to \$600 and \$900, respectively. Rational is that we need to remain competitive with area courses. Premier rates are in line and will not change at this time. Michael moved we lower rates as advised by our GM. John seconded. All in favor, motion approved.
- There will be some type of Christmas Golf Special in December. Watch for Randy’s e-mail.
- Grill is officially closed for winter. Staff has cleaned the area. Extra food was donated to area children in need.

**FINANCIALS:** Golf Club Balance Sheet/Profit & Loss statements presented. Discussion held. Tom moved to accept, Michael seconded. All approved.

Discussion held concerning feasibility of leasing/renting Sequoyah upstairs. As of now, the upstairs is closed, locked and temperature lowered for winter. There have been many negative issues, in the past, when the facility was utilized by individuals, groups, etc. Kitchen would have to be totally off limits without a health inspection. Cost of rent would have to cover cleaning, employee wages (opening/closing), etc. Liability is also a concern. Randy will pursue this. General consensus at this time is to keep facility closed.

Cox Roofing of Hayesville has submitted bid for total roof repair. John moved we accept bid and proceed. Tom seconded. Motion passed unanimously. Insurance will cover some of the cost. The POA has funds in place to cover remainder. Work will begin ASAP. Wayne will investigate chimney/vent repair.

Randy presented his 2020 Golf Course Budget. Discussion/explanation followed. Tom moved we approve budget. John seconded. All in favor.

Sports Mandatory second/final notices have been sent. Thank you to owners who have been prompt in paying their membership. Adjourned at 6:35pm.

## **POA REPORTS**

Called to order at 6:36pm

### **FYI : PROPERTY OWNERS COMBINING OF LOTS**

Wayne informed Board that there has been some confusion concerning the COMBINING OF LOTS. The Board minutes of JUNE 2, 2003 clarify the procedure. "If the Clay County tax office has lots listed individually, and owners are being taxed on two or more lots, POA dues will be collected on each individual lot. Property owners have the option to go to the county deed office and LEGALLY combine their lots. However, owners are reminded that once this is completed, future sale of this property will be as ONE lot only . If the property owner chooses to rescind this "combination" at a future date, ALL past dues on each "combined" lot must be paid in full. This will be your responsibility to make any changes if you so choose. Otherwise, you will be billed for POA dues in 2004 based on the Clay County tax office records."

This information will be added to the architectural checklist.

**FINANCIALS:** Wayne provided copies of POA financials to Board. After review and discussion, Mike moved to accept as presented. Tom seconded. Motion passed.

Karen Watson and Betty Applegarth have spent weeks researching e-mail addresses, home addresses, phone numbers, etc. Their efforts deserve a HUGE thank you from everyone. In an attempt to go paperless, they have been able to save the POA over \$500 in postage. PLEASE thank them when you have an opportunity. Also, PLEASE advise Betty of ANY changes in your contact information. This is YOUR responsibility. THANK YOU, Karen and Betty.

Wayne will be investigating a legal judgement against delinquent property owners. This type of avenue will actually impact one's credit rating. Lien update will be provided in January, 2020.

**ROAD REPAIRS:** Wayne reported that Upper Grandview is complete. Lower Grandview should be completed within the next week. The first "pour" on the Pinnacle has been completed. Curing will be 28 days then the next wall will be poured. It is expected that this project will be completed by spring.

**WATERWHEEL:** Bill Meldram and John Walvoord have repaired the waterwheel. These two gentlemen donated much of the cost of this repair and, once again, PLEASE thank them when you have the opportunity. We are fortunate to have residents willing to volunteer their expertise. BIG thanks to Bill and John!

**ARCHITECTURAL:** Whittaker house is proceeding as scheduled. Eggland plans have been approved and construction is due to begin asap.

**NOMINATING COMMITTEE:** Tom and John will work together on this task. Please let either of them know if you have an interest to serve your community as a Board member. Present Board members will advise Tom and John of their intentions at the January Board meeting.

**DECEMBER MEETING:** There will be NO Board meeting in December. Financials will be e-mailed to Board members and approved/posted in January.

**Next Board meeting will be January 20th, 2020 at 6:00pm**

Meeting Adjourned 7:00pm  
Respectfully submitted, Mary Ann Strider, Secretary