



Mountain Harbour Property Owners Association  
1665 Mountain Harbour Dr., Hayesville, NC 28904  
828-389-9000

- i. Call to order: 6:00PM August 17, 2020
- ii. Board members present:
  - Jorge Azor, President
  - Jim Ackerly, Vice President
  - Ed Hooker, Secretary
  - Betty Applegarth, Treasurer (non-voting member)
  - Bill Meldram, Chair Marketing Committee
  - Tom Norris, Architectural Review Committee
  - John Walvoord
  - Michael NerneyOthers: Randy Vaughn, General Manager  
Curtis Phillips, Golf Professional  
Beth Hooker, Administrative Assistant.
1. Motion to approve July 2020 minutes made by Jim Ackerly, 2<sup>nd</sup> by Tom Norris.  
Approved 7-0 and entered in the record.
2. Mountain Harbour Golf LLC Report
  - a. GM report provided by Randy Vaughn.
  - b. The course will be closed on September 29th, 2020 for aerification
  - c. The VFW has 36 players scheduled to play on August 18, 2020. Due to inclement weather, the Clay Co. Chamber Tournament has been rescheduled for September 19, 2020. Good Shepard has scheduled a tournament for September 26, 2020.
  - d. Memberships have increased from 92 to 94. This includes family, individual and premium memberships.
  - e. The course is in great shape and outside play has increased because of it.
  - f. Because of the re-negotiated deal with Golf Now, we received our first commissions
  - g. The repair and placement of the fountain in the pond at #12 is complete. Because the power is supplied off the sprinkler system, the outlet only makes 88 volts, so the fountain is not at full function. EMC has been contacted to look for a workaround.
  - h. **Financials:** Closed 0 days and weather affected 6 days with PM showers. There were 730 member rounds, an increase of 93 from last month and 1853 greens fees, an increase of 194 for a total of 2,583 rounds played. The total increase from July 2020 is 287 rounds of golf total. Green and cart fees resulted in \$47,003.23, memberships resulted in \$12,570.00, tournaments generated \$1,650.00 for a total of \$61,223.23. Golf Now prepaid rounds totaled 258. That generated \$1,325.78 for the club. The Grill is still closed. However, we had two cookouts sponsored by the golf club that generated



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\$336.25. The beverage cart was active 9 days and sales totaled \$1,106.77. Motion made by Jim Ackerly to approve golf financial statement, 2<sup>nd</sup> by Tom Norris. Carried 7-0

i. Michael Nerney asked if the price for a round of golf from Golf Now was worth the effort. Randy Vaughn explained that it is a benefit to have Golf Now because of the point of sale hardware they provide. We use their system and the advertising they provide pushes people to our course. In Randy's opinion, Golf Now is well worth it.

j. Bill Meldram stated that with the course for the in such great shape and better than most in the area, can we raise our rates. Randy cautioned that outside play might go way down with a substantial increase in price. We may stand to lose local play.

k. Ed Hooker asked what the schedule is for the cart sale person. Randy replied that the cart is on the course dependent on the play sheet.

l. After hearing the opinions and questions from board members, Jorge Azor stated that we need to work on our pricing for golf. One avenue of approach could be to have a local fee based on zip code of the player verses outside players. Additionally, he recommends that a subcommittee be formed in January 2021 to address fees and memberships. A formal proposal for the committee and who will sit on it will be made at the next board meeting.

j. After meeting with Jorge Azor, Bill Hickok, and Jim Ackerly, Randy Vaughn has sadly decided to retire on August 31, 2020. Randy will be available for consultation and mentoring. Curtis Phillips will assume the role of GM.

k. The grill remains closed.

### 3. Property Owners Association Report

- a. **Marketing:** Four homes have contracts pending in Mountain Harbour this month.
- b. The lots that Mountain Harbour owns at the base of the Pinnacle have been listed for sale.
- c. We are currently working on Mail Chimp as our communication server. It will be up and running in early September.
- d. We are re-working the artwork for the billboard on HWY 64.
- e. **Financials:** These numbers will be posted in the members area of the mountain Harbour Living and Golf web site. A motion to approve the financial statement was made by Jim Ackerly and 2<sup>nd</sup> by John Walvoord. Motion carried 7-0
- f. Any properties that are three years or more delinquent in their association fee payments have had a lien placed on their property.
- g. **Maintenance:** The deficiency list is being worked in order of need and financial feasibility.



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- h. The Pinnacle Project is all but complete. It is now compacted and passable all the way to where the tar and gravel ends. Once the project is complete, Jimmy Mixon will mow the overgrown road and shoulders to the end of the road. This is out of the scope of the current contract with Jimmy and will require additional funds.
  - i. Pinnacle Road deterioration: (ongoing). Once the Pinnacle is complete, expert consultation for road repairs on the Pinnacle side will be sought and presented to the board for action.
  - j. The clearance pole at the front has been hit and damaged. It needs to be painted a bright color and have reflective paint added. Bill Meldram will take this for action.
  - k. The handrail project for the men's tee box on hole number 9 is complete. This project enhances the safety of our golfers while being aesthetically pleasing. The cost of the project was only \$ 800.00 for the materials as John Walvoord designed, welded and built both railings in his garage. The cost for the heavy-duty cleaning of the restaurant and grill will total \$8,400.00 by ServePro. These funds can come as part of the capital improvement funds. This must be completed by October 1, 2020.
  - l. Because of a drainage issue above the turn below the water tower a curb was installed by Crisp Paving. This caused the road to be narrowed over one foot. Residents are not happy with the resulting narrow road and have voiced their concern that this is a safety hazard. To repair and widen the road will cost \$1,950.00. A motion was made by Ed Hooker, 2<sup>nd</sup> by Jim Ackerly to repair the road and widen it back to its original width. The motion carried 7-0.
  - m. The degradation of the property and home belonging to Rob Moore is ongoing. After discussion, it was determined that based on our covenants, conditions and restrictions for the Ridges at Mountain Harbour, we have no choice but to place a lien on the property and seek legal remedy including recouping legal fees and any money spent to fix the property in accordance with Section 9-7: Enforcement. Mr. Ackerly will consult with our legal representative to see how to proceed. One issue is finding a proper address for Mr. Moore in Florida.
  - n. **Architectural Review Committee:** There are no pending new builds.
4. Old Business/ New Business:
- a. Quotes for an updated security system for the clubhouse is ongoing per John Walvoord.



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- b. If there is damage to real property at Mountain Harbour, there is no real reporting or tracking mechanism. Mr. Hooker made the motion that if there is damage to property over \$500.00 or there is a sentinel event on the grounds, an incident report will be generated and forwarded to the board for review. The motion carried 7-0.
  - c. Mr. Azor has stated that it is in the community's best interest to have high speed fiber optic internet service throughout the neighborhood. To that end, we will send homeowners a brief survey regarding internet provider and their satisfaction with the service. Once the survey is completed the Board can formulate a plan to accomplish its goal of a uniform, high speed, reliable service for its members.
  - d. Jorge Azor brought up the Economic Injury Disaster Loan (EIDL) that the SBA has approved for the Golf Club. We have been approved for a loan of \$150,000. at 3.25% interest payments beginning one year after borrowing for 30 years. He proposes the board approve getting this loan and using it for capital improvements to the golf course and clubhouse. Motion 2<sup>nd</sup> by Ed Hooker. Motion carried 7-0.
5. **Adjourn:** Motion to adjourn at 8:22PM made by the president, 2<sup>nd</sup> by Jim Ackerly. Passed 7-0. The next POA Board meeting is scheduled for September 21, 2020 at 6:00PM.

Submitted:

Edward F. Hooker  
Secretary

Approved:

Jorge Azor  
President