

# THE RIDGES AT MOUNTAIN HARBOUR

## POA BOARD MINUTES

### FEBRUARY 24, 2020

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

**Board Members Present:** Tom Norris, John Walvoord, Jim Ackerly, Michael Nerney and Mary Ann Strider.

**Golf Course GM:** Randy Vaughn

**Property Owners:** Susan Hoffman, Carolyn & Allen Horne, Pam & Don Roman, Beth & Ed Hooker, Bill Meldram, John McLeod, Karen Watson, Doug Metzger

**Guest:** Richard Kelley of THE RICHARD KELLEY GROUP, Realtors

Minutes of January 20, 2020 POA Board meeting approved via e-mail. Copy available for reference. Posted on Member Area of website.

**Bill Meldram introduced Richard Kelley of THE RICHARD KELLEY GROUP.**

Richard met with our Marketing Team on February 11th at which time he provided a list of recommendations on ways to improve the home values in our community.

The list of fifteen suggestions was presented to our Board members by Richard. The majority of these were agreed upon by the Marketing Team.

We all want to thank Richard for taking the time to assist the Marketing Team and our POA Board. Several of these suggestions will be discussed/approved/tabled at this February 24<sup>th</sup> Board meeting. Again, thank you to Richard and thank you to our Marketing Team.

## MOUNTAIN HARBOUR GOLF LLC REPORT

GM, Randy Vaughn provided the JANUARY, 2020 summary

Rounds played in January, 2020 - 275    January, 2019 - 208

Green & Cart Fees January, 2020 - \$2,691    January, 2019 - \$2,288

Course closed 15 days (due to weather)

- Facebook advertising for 20 days achieved 19,200 views with 500 clicking on link. The cost of this advertising is very reasonable.
- The website has had 671 hits since January.
- North Atlanta area will be targeted in March with a 50% off Green Fees coupon. (March15-April15)
- A "Stay and Play" package is being implemented in March with The Ridges Resort. MH Golf AND The Ridges Resort will BOTH advertise this.
- Double R Events in Franklin is in contact regarding golf packages.

- Ten tournaments are booked for the 2020 season. This includes the 2-day “Tweeter Tournament” June 6 and 7 with roughly 130-140 players. This is a charity event raising scholarship money for high school students.
- Smoky Mt. High School tournaments are also booked.

The course will be aerated on March 9th and 10th. Nine holes will be open each day.

**ROOF STATUS:** Pray for sunny, dry weather so roofers will be able to begin!

**MH Golf LLC FINANCIALS:** Balance Sheet as of January 31, 2020 presented. Consolidated Profit and Loss statement through January 31, 2020 provided. Discussion held. Randy complimented Ginny Crowder of Strickland and Associates on the excellent job she is doing for Mountain Harbour Golf. Tom moved to approve financials as presented, Michael seconded. All approved. Financials will be posted in the Member Area of our POA website.

**Adjourned at 6:40pm**

## **POA BOARD MEETING CALLED TO ORDER**

Wayne addressed a request from Liz Hickok that we participate in the local “Quilt Trail.” Mary Ann moved we participate in this community event, Jim seconded. All in favor. Liz will head up this project. Costs associated with securing and mounting a Mountain Harbour quilt will be paid for through donations. No POA funds will be used.

**MARKETING TEAM:** Bill Meldram briefed the Board on their February 11 meeting. Their objective is to promote our community...our “total community.” He provided a copy of the fifteen line items from Richard Kelley and minutes of the aforementioned meeting. Bill asked that the Board address and approve the first three items:

1. Market entire community as MOUNTAIN HARBOUR (totally remove THE RIDGES moniker)
2. Change front gate policy so it is open during daylight hours (allowing access for realtors and perspective buyers)
3. Improve signage for Home/Lot sales. (develop a more visible sign compatible with our area)

Each of these was discussed in depth.

John made a motion to market the community as MOUNTAIN HARBOUR, Jim seconded. Motion passed.

Jim made a motion to keep the front gate open from 9am-6pm daily, John seconded. Motion passed.

Sign rendering presented by Richard Kelley Group. The Board asked Bill to look into a more natural looking sign that would compliment our mountain environment.

**A BIG THANK YOU** once again to this Team of Bill Meldram, Jim Ackerly, John McLeod, Tom Norris, Doug Metzger and Bill Hickok. Please call Bill Meldram if you have any questions.

**FINANCIALS:** Wayne provided copies of POA financials. Discussion and review. Jim moved to approve. Mary Ann seconded. Motion carried. Financials will be posted on Member Area of website.

**COLLECTIONS:** Liens against owners who have not paid POA dues will be placed in March. The POA will allow 60 days grace period from due date of January 15, 2020. These liens will cover lots and/or sports memberships. Residents/Home Owners in arrears will be foreclosed on.

**MAINTENANCE:** Jim reported that the road repairs are looking good and holding well. The original estimate for the Pinnacle Road potential slide was \$229,000. The POA attorney in Asheville has made disbursements from our trust account.

The total project is not complete, however, the concrete wall portion of the project HAS been finished and came in at \$5,000 UNDER original estimated cost.

Jim asked the board to approve payments to Smokey Mountain Concrete and to Alvin Ledford, contractor. (partial payment) This request was approved and Greg Johnson (attorney) will pay these invoices.

**NOMINATING COMMITTEE:** Tom and John will present slate at the March 16th meeting. Please contact either of them if you have an interest in serving your community as a Board Member. There are three vacancies to be filled.

**ANNUAL MEETING:** Saturday, April 25th, 2020 at 1:00 pm. We will meet in the lower level of the clubhouse. Check in on the patio beginning at 12:30pm.

**Next Board Meeting:** March 16, 2020 at 6:00pm.

Meeting Adjourned at 7:50pm  
Respectfully submitted,  
Mary Ann Strider, Secretary