

**THE RIDGES AT MOUNTAIN HARBOUR
POA BOARD MINUTES
JANUARY 20, 2020**

Meeting called to order at 6:00pm 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: Doug Metzger, Karen Watson, Bill Meldram, Allen Horne

Minutes of November 18, 2019 POA Board meeting approved via e-mail. Copy available for reference. Posted on website.

MOUNTAIN HARBOUR GOLF LLC REPORT

GM, Randy Vaughn provided November/December summary:

Rounds played in November, 2019 - 1048 November, 2018 - 483

Rounds played in December, 2019 - 583 December, 2018 - 311

Course closed 4 days (due to weather) in November. There were 13 days of frost delay
Course closed 13 days(due to weather) in December. There were 6 days of frost delay

Total rounds played in 2019 - 15,609

Five tournaments have been booked for 2020.

Two memberships added in January: one Family Premier, one Regular Golf

Marketing avenues continue to be explored/utilized, targeting the North Atlanta area.
Currently there are 530 names on club's data base.

The Ridges Resort, Hiawassee, has set up a meeting to explore STAY and PLAY Packages for 2020.

The Hinton Center and Harrahs Casino are also in communication with Randy with regards to 2020 season.

Randy has received numerous positive comments the past few months. January's numbers look good and the course is in excellent condition.

The new control panel/board for irrigation is in place. All irrigation heads have been located and repaired for use.

ROOF STATUS: Contract has been signed and materials ordered and delivered. COX roofing will begin at any time. Plan is to complete project within the next few weeks, weather permitting.

GOLF FINANCIALS: Balance Sheet as of December 31, 2019 presented. Profit & Loss statement for December, 2019 AND 2019 Year End Consolidated Profit & Loss Statement presented.

Discussion held. All agree these reports continue to improve (in their format) every month. Jim moved to accept, Michael seconded. All approved.

Final Mandatory Sports Membership invoices mailed AND e-mailed on Thursday, January 16, 2020.

Once again, THANK YOU to owners who have been prompt in paying their membership.

Adjourned at 6:20pm

Ridges POA Board Meeting

Meeting Called to Order

POA REPORTS

MARKETING COMMITTEE: A team has been formed to “promote our total community.” Led by Bill Meldram, the team consists of Jim Ackerly, John McLeod, Bill Hickok, Tom Norris and Doug Metzger.

A Golf marketing letter sent this month (to [www.Mountain Harbour Golf Club .com](http://www.MountainHarbourGolfClub.com)) achieved 1600 “views” and 400 “opening.” Many positive responses were received.

A letter to the editor of The Clay County Progress was submitted and printed (January 16, 2020). The letter, approved by the board, explained some of the development’s history, Wells Fargo’s interest and recent exit and the present status of the Ridges and Mountain Harbour Golf. This letter will be posted on our website. The Committee will brainstorm any and all ideas. They will meet on February 4th at the home of Bill Meldram.

Many thanks to this team of owners.

FINANCIALS: Wayne provided copies of POA financials to the Board. Discussion followed. Tom made a motion to approve financials as presented, Michael seconded. Motion carried.

COLLECTIONS: Currently there are 49 owners who are MORE THAN one year in arrears. Discussion held concerning collections. The Board reminds owners that it is their responsibility to pay their dues in a timely manner. All owners agreed to this commitment upon purchasing their property.

As stated in the INVOICE/BUDGET/MEDIATION SUMMARY of November 15, 2019, "dues have been reduced to a level that will support the operating budget." (sent to all property owners)

If owners fail to pay their dues the budget is directly affected.

**IF YOU HAVE NOT YET PAID YOUR DUES PLEASE DO SO AT ONCE
IF YOU WOULD LIKE TO SEE FURTHER REDUCTION OF DUES IN 2021 ALL
OWNERS MUST FULFILL THEIR OBLIGATION**

MAINTENANCE: Jim reported work continues on the Pinnacle. Area where third and final section of retaining wall will be poured is being prepared. Preparation will take around 4 days.

No definite date for pour weather a factor). A quote for upper road clearing (to the top of Pinnacle) has been requested from Alvin Ledford. All work on Grandview has been completed.

Owners are reminded: IF YOUR ROAD WAS GRAVEL WHEN YOU PURCHASED YOUR PROPERTY IT WILL REMAIN GRAVEL.

NEW BUSINESS: An owner has asked if AIR B&B or VRBO are permitted in the development. Discussion was held regarding feasibility and adherence to covenants. Motion made by Mary Ann to permit a 3-month minimum short term/seasonal rental throughout the development. Tom seconded. Motion carried.

Owners are reminded that they will be responsible for ALL aspects of any rental. The owner (or designated agent) is reminded that there will be no use of pool or fitness center by short term renters unless owner pays an additional pro-rated fee for tenants, or tenants pay this fee themselves. Golf will be on a "pay as you play" fee.

SEASONAL/SHORT TERM rentals will run for a minimum of three months. The Board assumes NO obligation for any "short term" rental and will not facilitate this arrangement in any way.

IMPORTANT NOTICE: ANNUAL MEETING: April 25, 2020 at 1:00pm

NEW POA BOARD NOMINATING COMMITTEE: Tom Norris and John Walvoord are working together on this committee. 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.

Next Board Meeting: February 24, 2020 at 6:00pm (due to several conflicts on February 17)

Meeting Adjourned at 7:15pm
Respectfully submitted,
Mary Ann Strider, Secretary