



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

- i. Call to order: 6:00PM July 20, 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 Nerney
 - Others: Randy Vaughn, General Manager
 - Beth Hooker, Administrative Assistant.
1. Motion to approve June 2020 minutes made by Tom Norris, 2nd by Michael Nerney. Approved 7-0 and entered in the record.
2. Mountain Harbour Golf LLC Report
 - a. GM report provided by Randy Vaughn.
 - b. The member 4th of July Tournament was a big success. July 25, 2020 is the Rotary Club tournament. There are 60 players signed up. We will host the GAMS interclub event on July 29, 2020. Good Shepard has scheduled a tournament for September 26, 2020.
 - c. Memberships have increased from 84 to 92.. This includes family, individual and premium memberships.
 - d. The course is in wonderful shape.
 - e. Bill Hickok & Randy Vaughn re-negotiated Golf Now deal. We now give them 3 times instead of 5 and we get 25% of the revenue brought in by those 3 times. The agreement is effective 7/6/20 and runs for one year. We will start to see the revenue from the new deal sometime in mid August.
 - f. Harrah's wants individual carts for their proposed tournament. Depending on the number of players, we may have to rent some carts. This cost will be passed on to the tournament sponsor.



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g. The repair and replacement of the fountain in the pond at #12 will cost \$1,500.00 and an additional \$ 350.00 for the removal/treatment of the duck weed. A motion was made by Tom Norris to approve the expenditure and 2nd by Ed Hooker. Motion passed 7-0.

h. **Financials:** Closed 2 days and weather affected 7 days with PM showers. There were 637 member rounds, an increase of 51 from last month and 1659 greens fees, an increase of 328 for a total of 2,296 rounds played. The total increase from June 2020 is 618 rounds of golf total. Green and cart fees resulted in \$41,169.46. 87, memberships resulted in \$15,090.00 for a total of \$56,259.46. The Grill is still closed. Motion made by Jim Ackerly to approve golf financial statement, 2nd by Bill Meldram. Carried 7-0

i. Bill Hickok has researched and suggested that a bush hog be purchased that can be used without tractor to clean many of the overgrown areas of the course, improving the appearance and natural beauty of the course. The cost would be approximately \$2,400.00. During discussion, Jim Ackerly was concerned that this piece of equipment could be very dangerous for staff on slanted areas around creeks and teeing grounds. A side arm attachment may be a better option. Discussion on this subject was deferred until more research can be done on the cost of a side arm as well as the ability of our tractor to use it. The motion to table the purchase of the bush hog was made by Jim Ackerly, 2nd by Tom Norris, passed 7-0.

j. The Mountain Harbour Chamber quilt sign has been displayed and as soon as we install a outdoor lights timer will be lighted at night. It hangs over the cart storage area, and an article in the paper is forthcoming.

k. New lighting has been installed over the cart storage area by Bill Meldram. Additionally, EMC has repaired or replaced all burnt out lights on the poles enhancing security.

l. Randy Vaughn has expressed concern that the liquor license is under his name and would like to be relieved of that responsibility. His concern is that if the grill/restaurant opens under separate management, he would



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have the responsibility and no control over the serving of alcohol. The fee to transfer the license is \$10.00 and requires the viewing of a training video and a background check. Jorge Azor will take this for action.

j. Randy Vaughn has expressed concern over the amount of responsibility he is currently carrying. He was hired in 2018 on a part time basis and the job is becoming more time consuming. He would like some help transitioning some of his current responsibilities. Jorge Azor suggested a separate meeting with the Golf Advisory Council consisting of Mr. Azor, Bill Hickok, and Jim Ackerly meet separately to discuss Mr. Vaughn's workload/future. The Board was very complimentary of Randy's contributions to Mountain Harbour Living and Golf.

I. The GRILL:

1. History: The grill has been closed for the past year. There are several reasons for this, including COVID-19 and social distancing requirements by the state. It has been a long and difficult search for someone to run the business. Mountain Harbour Living and Golf needs a grill/restaurant to help market and support its members and guests.

2. Mr. Azor had forwarded a proposed letter of intent to the Board via e mail for their review with an interested party that had already agreed in principle to the LOI. Discussion ensued and several Board members were concerned about a failure of the grill due to the current Pandemic climate. All board members agree that the grill should be open and that it will improve our standing in the community. There needs to be additional and considerable discussion on this matter due the importance of the grill to the golf course and the club itself. Therefore, after much discussion, a motion was to have a special meeting of the board in the very near future to discuss this very important matter once a thorough background check is completed and we have met with the proposed lessees. Motion made by Michael Nerney, 2nd by Jim Ackerly. Carried 7-0.

3. Property Owners Association Report



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- a. **Marketing:** The marketing committee is committed to improving communication between the POA and the owners.
- b. A 4th of July article with photo was published in the local paper.
- c. The 4th of July party was a big success and the fireworks show pleased all young and old. Future monthly events will be planned by the Social Committee led by Allen Horne.
- d. We are currently working on Mail Chimp as our communication server.
- e. WE are still working on the issue with the merging of the Mountain Harbour POA website and the Mountain Harbour Living website.
- f. We have had 6,000 hits on our website.
- g. New signage "Welcome" and "Wildlife Sanctuary" have been installed at the main entrance.
- h. We are re-working the billboard on HWY 64.
- i. The marketing Team has determined "escape" will be our recurring theme
- j. We are planning a face-to-face with local realtors in the July/August time frame.
- k. We have had no new sales in our community since the last meeting.
- l. The marketing team is very encouraged and stands by to help market the grill after a soft opening and hopes that the restaurant upstairs will someday be used for special events or short-term event rental.
- m. There are currently 29 lots and 8 homes for sale in Mountain Harbour Living and Golf.
- n. **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 2nd by John Walvoord. Motion carried 7-0
- o. **Maintenance:** The deficiency list is being worked in order of need and financial feasibility.



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- p. The Pinnacle Project completion is nearing completion. Alvin Ledford reports that most of the compaction is complete. BRMEMC has re-installed the electric cables. Mr. Ledford still needs to install culverts below the concrete wall. With continued dry weather, the project should be complete in 2-3 weeks.
- q. Pinnacle Road deterioration: Alvin Ledford gave the names of several paving/chip and tar contractors to provide estimates to make repairs on the Pinnacle Road. We have on quote from Crisp Paving from 2019 for paving patches, but, it does not include the deterioration of the road above the hairpin turn above the road going to the Hooker's house. Core samples of these roads have indicated that the road bases are porous which will lead to continued deterioration of whatever surface is chosen. Mr. Ackerly recommends expert consultation to determine the best course of action.
- r. The irrigation heads at the front entrance are too numerous for the water pressure to service. Jimmy Mixon (Lawns Unlimited) watered the flowers with a water truck.
- s. All non-working light bulbs throughout the property were replaced last week. New lights for the front island area are on order.
- t. Two letters have been sent to Rob Moore regarding his lack of proper maintenance of his property on Licklog (property/landscaping). He has not replied to the letters. The board is considering legal action to have Mr. Moore honor his obligations to maintain his property.
- u. As more trees die or become fall hazards, the cost of removal will continue to increase. Don Gillis is removing dead/damaged trees from his property.
- v. **Architectural Review Committee:** There are no pending new builds. The color scheme for the Andrews family has been approved.



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4. Old Business/ New Business:
 - a. **Looking for remedies:** We have been approved for an Economic Injury Disaster Loan (EIDL) of \$ 150,000. This is a low interest loan that can be paid back over 30 years at 3.25%. It becomes due for payments one year after the draw. There are many capital projects that need to be addressed and prioritized. Among these are the A/C system needing expensive repairs, the walk-in cooler in the restaurant needs a compressor, golf cart paths that are damaged, drainage issues on the golf course, among others. A motion was made by Tom Norris, 2nd by John Walvoord to convene a strategic capital improvement committee to prioritize and cost out these much needed projects. The motion carried 7-0.
5. The security system for the front gate has been installed. It has eight cameras and 2 terabytes of storage with recording capabilities. John Walvoord has done yeomen's work to complete this important project.
6. **Adjourn:** Motion to adjourn at 8:22PM made by the president, 2nd by Jim Ackerly. Passed 7-0. The next POA Board meeting is scheduled for August 17, 2020 at 6:00PM.

Submitted:

Approved:

Edward F. Hooker
Secretary

Jorge Azor
President