



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

- i. Call to order: 6:00PM June 15, 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
 - Others: Randy Vaughn, Golf Superintendent
 - Beth Hooker, Administrative Assistant
1. Motion to approve May 2020 minutes made by Jim Ackerly, 2nd by Tom Norris. Approved 6-0 and entered in the record.
2. Mountain Harbour Golf LLC Report
 - a. GM report provided by Randy Vaughn.
 - b. There are two tournaments scheduled for July. On July 8, 2020 is the Cherokee County Chamber tournament. On July 25, 2020 is the Rotary Club tournament. Additionally, on the 4th of July, the club will hold a "flag" tournament with a 9:00 AM start to be held in conjunction with the 4th of July Mountain Harbour Community Celebration. For the tournaments, players will have to ride together due to a limited number of golf carts.
 - c. Memberships have increased to 84. This includes family, individual and premium memberships.
 - d. **Financials:** Closed 1 day and weather affected 11 days. There were 586 member rounds and 1331 greens fees for a total of 1,917 rounds played. Green and cart fees resulted in \$31,824.87, memberships resulted in \$53,770.00 for a total of \$85,594.87. The snack bar is still closed. Motion made by Jim Ackerly to approve golf financial statement, 2nd by Bill Meldram. Carried 6-0
 - e. Golf Now is cooperating with Mountain Harbour to renegotiate our contract. Bill Hickok and Randy Vaughn have had multiple conference calls and Randy has moved tee times to between the hours of 12:00PM to 1:30PM. This will free the club's premium tee times for more guests.
 - f. The arborist has completed tree trimming. Bill Hickok is leading an effort to cut up and burn the fallen large pine tree between 8 and 9 fairways.
 - g. The pool is open with no restrictions. The fitness center remains closed as recommended by the state due to the COVID-19 pandemic. We have received no interest from any vendors regarding maintenance of our work-out equipment. Randy Vaughn will continue to work the issue
 - h. Bill Hickok and Jim Redmond have repaired many of the rough cart path entries to some of the bridges over our creeks on the golf course.
 - i. A golf cart was stolen from the cart area. A police report has been generated.



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j. Quotes for an upgrade to our current alarm system are being sought. This will include the buildings, parking areas, and cart parking areas. Brandenburg Security has given us 2 proposals
1) Upgraded camera system in the clubhouse 2) Alarm system for the clubhouse. John Walvoord will review all proposals and is the point person for the alarm and camera systems.

k. Maintenance Garage Door issues also pose a security threat; therefore, Ed Hooker made a motion to provide Mr. Vaughn with the funds to fix the doors to the maintenance barn which have been broken for some time. The cost is \$5,376.00. The motion was 2nd by Tom Norris. The motion was approved 6-0

l. The Mountain Harbour Chamber Barn Quilt sign will be delivered soon. It is hoped that we can hang it above the cart storage area and light it at night as part of the security lighting in the parking area.

m. Due to the pressing issue of not having enough light at night to cover the cart storage area, Bill Meldram will get a quote for lighting the area. An email will be generated by Bill with the price of the lighting. If all members approve by email, the Bill will have the lighting installed and the email vote will be entered in next month's board member minutes.

3. Property Owners Association Report

- a. **Marketing:** The marketing committee is committed to improving communication between the POA and the owners.
- b. A second flyer is being sent out for the 4th of July gala at the clubhouse.
- c. 40 letters were sent out regarding the completion of the real estate section of our Mountain Harbour Living web site.
- d. There is an issue with the merging of the Mountain Harbour POA website and the Mountain Harbour Living website. A work around is in progress.
- e. The marketing committee likes the idea of a "welcome package" being sent to new property owners in the Mountain Harbour Community. Diana Azor and Pam Roman will work on this project and report to the Marketing Committee and the POA Board.
- f. **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 Tom Norris and 2nd by Bill Meldram. Motion carried 6-0
- g. **Maintenance:** The deficiency list is being worked in order of need and financial feasibility.
- h. The Pinnacle Project completion is still being hampered by weather.
- i. As more trees die or become fall hazards, the cost of removal will continue to increase.
- j. **Architectural Review Committee:** There are no pending new builds. Still waiting on colors for the one resident who wants to repaint their home.



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4. Old Business/ New Business:
- a. The owners of Lot 63C have put it up for sale. The POA owns the deeds to Lots 61 and 62C that join that lot. Jim Ackerly made a motion that the lots be combined into one lot. The lots (61 and 62C) hold no value individually and would be nearly impossible to sell on their own. If the lots are combined, the Wilson family (who own lot 63C) will pay for any transfer fee and a new survey. Ed Hooker 2nd the motion. Motion carried 5-1.
 - b. Jim Ackerly made a motion to list 11M and 12 M that the POA owns for sale. The lots would be listed individually for \$12,000 or \$21,000 for both. Tom Norris 2nd the motion. Motion carried 6-0
 - c. The security system for the front gate has been purchased. It has eight cameras and 2 terabytes of storage with recording capabilities. John Walvoord stated that we need to run internet access to the guard house. This can be accomplished for little cost. The antennas will be less than \$500.00 and monthly internet will be approximately \$43.00 per month. This will give great coverage to the front gate. The motion was made by John Walvoord for the POA to approve the fee for the video system, the \$500.00 for the antennas and \$43.00 internet fee. The motion carried 6-0
 - d. The back gate will now be closed at 8:00PM and open again at 6:00AM
 - e. The president singled out the efforts of Bill Hickok, Ed Hooker, John Walvoord, Tom Norris, Bill Meldram, Jim Ackerly, Jim Redmond, Wayne Watson, Mary Ann Strider, Pat & Charlie Perry, Greg & Ann Parsons, Diana Azor, Nancy Luck, Beth Hooker, and Helen Seymour who have all volunteered their valuable time and performed multiple projects to beautify, and improve the golf course, clubhouse and pool. The president has received many compliments about the condition of the golf course and surrounding grounds.
 - f. A resident requested that the area on the hill adjacent to the #10 teeing ground be cut low to decrease rodent potential. After discussion, it was determined that there is ample space between the natural habitat area and the residence.
5. **Adjourn:** Motion to adjourn at 8:01PM made by the president, 2nd by Jim Ackerly. Passed 6-0. The next POA Board meeting is scheduled for July 20, 2020 at 6:00PM.

Submitted:

Edward F. Hooker
Secretary

Approved:

Jorge Azor
President