

# **MOUNTAIN HARBOUR POA BOARD MINUTES MARCH 16, 2020**

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

**Board Members present:** Tom Norris, Jim Ackerly, John Walvoord, Mary Ann Strider, and Betty Applegarth

**Golf Course GM:** Randy Vaughn

**Marketing Team Chairperson:** Bill Meldram

Minutes of February 24, 2020 POA Board meeting approved via e-mail. Copy available for reference. Posted on Member Area of website.

## **MOUNTAIN HARBOUR GOLF LLC REPORT**

GM, Randy Vaughn provided the FEBRUARY, 2020 summary.

- Rounds played in February, 2020 - 280      February, 2019 - 394
- Green & Cart Fees February, 2020 - \$3231.44      February, 2019 - \$4209.61
- Course closed 19 days due to weather      (2019 closed 8 days)

2020 Membership Invoices will be mailed this month.

All greens have been aerated, as scheduled. This is ahead of other area courses and should contribute to more play when those courses are aerating.

Looking into purchase of fish for #9 pond (to help control algae/weed growth)

Wild Hogs continue to be problematic. Andy Blankenship will begin setting traps.

Clubhouse 100-gallon water heater failed and will be replaced with a new tankless model. This will be more cost effective.

Cox roofing advises they need one week of dry weather to begin and complete clubhouse roof.

Curtis Phillips has started the PGA Certification course. A generous member has donated some of the cost of this program. THANK YOU!

Curtis has scheduled two more tournaments. The High School groups have cancelled due to Coronavirus. Schedule available in pro shop.

Jim Catron, Player's Assistance Director, will be stepping down from his management duties. He plans to stay on two days a week as a cart person. THANK YOU, Jim for all your efforts in making Mountain Harbour such a great place to play golf. Your tireless efforts have certainly been appreciated. We will miss you and your friendly smile on a daily basis but pleased you will still be around a couple of days a week. THANK YOU, THANK YOU!!!

**MOUNTAIN HARBOUR GOLF LLC FINANCIALS:** Balance Sheet as of February 29, 2020 presented. Consolidated Profit & Loss statement provided (through 2/29/20). This statement includes Clubhouse, Maintenance, Golf Carts, Beverage Cart, Fitness Center and Pool. Discussion held. Tom moved to approve financials as presented, Jim seconded. All approved. Financials will be posted in the Member Area of website.

**Adjourned at 6:25pm.**

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

Bill presented the Marketing Team report. The Team continues to meet and investigate ideas for promoting our community. A target date of April 1st has been established for reaching out to agencies.

- Several prototypes (signs for sales of homes/lots) were displayed. Jim moved we approve two of these signs, John seconded. Motion approved and Bill will proceed with new signage. These will be “in ground” not “hanging.”
- The Team is putting together a “prospective buyer binder.” This will list homes and lots for sale.
- A “Welcome Letter” will include answers to questions regarding covenants, building guidelines, dues, golf course membership, utilities, internet information, POA Board, social activities and marketing/communication facts.

**THANK YOU** to this active Team of volunteers.

**FINANCIALS:** Betty presented POA Balance Sheet, Profit & Loss Statement and Budget Comparison Report. All were reviewed and discussed. Tom moved financials be approved, Jim seconded. Motion approved. Financials will be posted in the Member Area of website.

**COLLECTIONS:** Thank you to the many owners who have fulfilled their financial obligation to the Mountain Harbour Community the past few months. As stated earlier, all lien paperwork is ready to be filed at the courthouse. Five owners are in arrears of \$10,000 or more and twenty owners owe \$5,000. These 25 will be foreclosed on.

**THANK YOU** to the volunteers who have been involved in the collection of monies owed to Mountain Harbour.

**Maintenance:** Jim reported that all 3 sections of concrete wall on the Pinnacle road repair project are complete. Drains have been installed as well as tubes atop wall to accommodate a future fence, if desired. Fencing was not a part of the road repair contract. The power company will reinstall conduit removed during construction. Backfill and grading will be done during dry weather. Trust account payments from our attorney have been sent to Alvin Ledford and Smokey Mountain Poured Walls.

Hooper Tree Service will remove large pine tree near front gate. Tree fell during a winter storm.

**ARCHITECTURAL REVIEW:** Tom reported that he and Bill Meldram have been working on revising the Architectural Guidelines.

**NOMINATING COMMITTEE:** Presently there are six candidates for the 2020-2021 POA Board. **THANK YOU** for stepping up to help your community.

**ANNUAL MEETING:** Saturday, April 25th, 2020 at 1:00 pm.  
Location: Lower level of clubhouse  
Check-in on patio beginning at 12:30 pm

The Board will have a **CLOSED SESSION** meeting on April 6, 2020 at 6pm.

**PLEASE BE ADVISED THAT THE ANNUAL MEETING IN APRIL MAY NOT TAKE PLACE. MOUNTAIN HARBOUR WILL ATTEMPT TO KEEP YOU INFORMED IN A TIMELY MANNER. THANK YOU FOR YOUR UNDERSTANDING**

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