



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

- i. Call to order: 6:04P May18,2020
  - 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
    - Michael Nerney
    - John Walvoord
    - Others: Randy Vaughn, Golf Superintendent
    - Beth Hooker, Administrative Assistant.
1. Discussion of the April 2020 minutes were covered. Due to the COVID-19 Pandemic, the minutes will be approved under separate cover.
  2. Mountain Harbour Golf LLC Report
    - a. GM Report provided by Randy Vaughn
    - b. All previously scheduled tournaments are on hold until June 2020. Curtis is working diligently to reschedule and coordinate future dates with all concerned parties. The first scheduled event is July 8,2020 with the Cherokee Chamber of Commerce.
    - c. Some previous year members have not renewed their memberships citing a lack of play by the individuals.
    - d. The search for a qualified mechanic is ongoing.
    - e. The excessive amount of water surrounding the 12<sup>th</sup> green has been researched, including exposing sprinkler pipes for leaks. It is assumed that the ground water is bubbling up after higher than average rains. A French drain system is being considered as a solution to the problem.
    - f. Weed control is ongoing. Efforts have been hampered by excessive rain.
    - g. An Arborist will be on the course the week of the 24<sup>th</sup> of May. He will be trimming trees that are too high or dangerous for course employees to tackle.
    - h. The course has been fertilized with a time release fertilizer that will carry us through the fall.
    - i. There have been positive volunteer hours for course beautification of teeing grounds and the "clear the creek" projects.
    - j. The men's league is in full swing, the women's league will kick-off in June.
    - k. The driving range is still very wet. It is impossible to get equipment in to pick up range balls.
    - l. The Facebook ad campaign for the North Atlanta target area has been suspended due to COVID-19.
    - m. Bill Hickok will help with the effort to renegotiate the GOLF NOW contract when the current one expires.



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- n. The fitness center is still closed. It may tentatively open May 22, 2020. We are waiting on guidance from the local health department. The golf course is awaiting guidance from the health department about cleaning equipment and separation of users. We are also in search of a vendor who can maintain the equipment.
- o. The golf snack bar has been cleared to open for outside dining only. Randy is in search of a line cook who will take on the grill.
- p. The health department is recommending that the pool remain closed until further notice due to social distancing guidelines currently in place.
- q. Bill Hickok will replace Jim Ackerly as golf advisor to the Board.
- r. Financials: Summary for April 2020.

There were 337 member rounds and 1,119 green fees paid for a total of 1,456.

Greens and cart fees resulted in \$19,696.22, memberships resulted in \$38,550.00. Total income was \$58,246.22

There was no tournament income and the snack bar is still closed.

A motion was made by Jim Ackerly to approve the golf course financial statement, 2<sup>nd</sup> by Bill Meldram. Motion carried 7-0

- s. Other: The course was closed for three days due to weather, and there were two days with less than 15 players for the day.

Discussion: The lockers in the restrooms and shower area could be used by members who do not live on the property. These lockers will be given out on a first come, first served basis. There will be a \$10.00 deposit required for the lock. The motion was made by Tom Norris and 2<sup>nd</sup> by Bill Meldram. The motion carried 7-0

### 3. Property Owners Association Report

- a. Marketing: Bill Meldram gave a detailed report on the new signage for lots and homes for sale in Mountain Harbour. The signs are tasteful, visible, but unobtrusive. Additionally, the front gate will be open from 9:00AM until 6:00PM to encourage real estate agents and prospective home and lot buyers to look around at our beautiful community. The Mountainharbourgolfclub.com web site now has the Mountain Harbour Living up and running with photos of homes for sale, and agent contact numbers,
- b. 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 Bill Meldram and 2<sup>nd</sup> by Tom Norris. Motion carried 7-0
- c. Collections: Ms. Diana Azor has made a Herculean effort to help Betty collect past due association fees. An exhaustive effort has been made to give property owners a chance to pay their dues. It may now be time to turn over delinquent accounts to a collection agent. Jorge will consult with the lawyers to find a suitable collection agent in Ashville for this purpose.



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- d. Maintenance: Jim Ackerly submitted a detailed list of deficiencies for the Mountain Harbour community. These deficiencies will be addressed in order of need and financial availability. The Pinnacle Project is nearing completion. The contractor is waiting for the backfill to reach the optimal temperature before adding the gravel and resurfacing the road. Weather has not been cooperating with the project.
  - e. ARC: There are no pending new builds. There is one residence who has submitted colors for repainting their home. The ARC has this for action.
4. Old Business/ New Business: There will be a volunteer clean-up crew at the gatehouse on Thursday May 21, 2020 at 9:30AM. It will include cleaning the roof, trimming some branches, and washing windows to the gatehouse. Anyone is invited to participate. Jorge Azor stated that we need to get our annual membership up to at least 100 members. To help in this effort, he has recommended a bonus be paid to Betty, Curtis and Randy if this goal is achieved by September 2020. A motion was made by Jorge Azor and 2<sup>nd</sup> by Jim Ackerly. The motion carried 7-0.
- The new POA President Jorge Azor presented his vision and goals statement for the new board. The bottom line is to make **Mountain Harbour Living and Golf** the premier residential and active lifestyle community in Southwestern North Carolina attracting retirees and families alike. To accomplish this goal, emphasis will be placed on the following:
- a. Attract new home building in the community.
  - b. Maintain a scenic and well-conditioned golf course for residents, members and guests. (in progress)
  - c. Maximize the natural beauty of the community, surrounding lakes, creeks, waterfalls, and open space. (in progress)
  - d. Use all of the available resources of the community such as the gym, clubhouse, practice facilities, and the entrances to showcase our way of life. (on hold due to COVID-19)
  - e. Diminish the burden of the golf course and clubhouse on the POA.
  - f. Create a real value and pride for the golf course by its members. (ongoing)
  - g. Reach 100 members by September 2020 (currently 62)
  - h. Build camaraderie through active neighborly actions. (ongoing)
  - i. Fiscal responsibility, accountability, and professionalism in everything we do. (ongoing)
  - j. Re-branding of the community to Mountain Harbour Living and Golf. (in progress)
  - k. Establishment of Mountain Harbour marketing committee (accomplished)
  - l. Consolidation and improvements to a joint golf and community website. (ongoing)



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- m. Improve relations with local realtors, new signage, and access to the community. (ongoing)
  - n. "Clear the Creeks". An initiative to beautify and expose the natural beauty of the golf course and surrounding properties. (ongoing)
  - o. Engage a resident volunteer army into weekly beautifications projects, and improvements. (ongoing)
  - p. Incentivize staff to put forth effort and emphasis on attracting memberships (approved)
5. Adjourn: Motion to adjourn made at 7:42PM by Tom Norris, 2<sup>nd</sup> by John Walvoord, carried 7-0. The next meeting of the Mountain Harbour Property Owners Association will be at 6:00PM on June 15, 2020.

Submitted:

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Edward F. Hooker  
Secretary

Approved:

Jorge Azor  
President