



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

- i. Call to order: 6:00PM September 21, 2020
  - ii. Board members present:
    - Jorge Azor, President
    - Jim Ackerly, Vice President
    - Ed Hooker, Secretary
    - John Walvoord
    - Betty Applegarth, Treasurer (non-voting member)
    - Curtis Phillips, General Manager
    - Beth Hooker, Administrative AssistantExcused Absences:
    - Bill Meldram, Chair Marketing Committee
    - Tom Norris, Architectural Review Committee
    - Michael NerneyGuests:
    - John McCloud, Marketing Committee
    - Mark Franza
    - Nancy Franza
1. Motion to approve July 2020 minutes made by Ed Hooker, 2<sup>nd</sup> by John Walvoord. Approved 4-0 and entered in the record.
  2. Mountain Harbour Golf LLC Report
    - a. GM report provided by Curtis Phillips.
    - b. The course will be closed on September 29, 2020 for aerification.
    - c. Good Shepard has scheduled a tournament for September 26, 2020.
    - d. Memberships have increased from 94 to 101. This includes family, individual and premium memberships. Mr. Azor commented that this fulfills the quest to get 100 members by the end of September. Congratulations to Randy Vaughn, Curtis Phillips and Betty Applegarth for their efforts.
    - e. The club championship will be played the weekend of 10-11 October 2020.
    - f. The Smokey Mountain Foundation tournament is scheduled for October 17, 2020.
    - g. The Harrah's VIP Tournament is scheduled for October 24, 2020
    - h. The Harrah's Employees Tournament is scheduled for October 28, 2020.
    - i. The beverage cart was broken for a few days. It is now repaired and will be used based on the Tee Sheet.
    - j. **Financials:** Closed 1 day and weather affected 10 days with PM showers. There were 623 member rounds, a decrease of 107 from last month but an increase of 120 from



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August 2019. There were 1853 greens fees, a decrease of 153 but an increase of 83 from August 2018. A total of 2,583 rounds played, a decrease of 260 from last month. The total increase from July 2019 is 204 rounds of golf total. Green and cart fees resulted in \$44,615.20, memberships resulted in \$1,875.00. As pointed out by Jorge Azor, the lower amount of cash collected is due to a change in the billing procedure for sports memberships. Total cash collected was \$46,550.20. an increase of \$2,704.74 compared to August 2018. Golf Now prepaid rounds totaled 208. That generated \$1,416.85 for the club. The Grill is still closed. However, we had four cookouts sponsored by the golf club that generated \$491.32. The beverage cart was active 5 days and sales totaled \$520.79. Motion made by Jorge Azor to table approval of the golf financial statement until all members have a chance to review them. E-mail approval will be obtained under separate cover.

3. Property Owners Association Report

- a. **Marketing:** Bill Meldram is out of town. John McCloud gave the marketing report..
- b. Mr. McCloud asked if there was a welcome letter sent to all new home/property owners from the POA. Jorge Azor sends all new owners/residents a welcome letter.
- c. The new web site is up and running. It is a large piece of the total package. It is linked into Facebook. So far, there have been 9,100 hits to the web site and over half of those folks came back for a second look.
- d. If you try to log onto the old web site you will be re-routed to the new web site automatically
- e. This year, 14 homes have been listed for sale and 8 have been sold.
- 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 tabled on the recommendation of the president due to the lateness of their publication. After all board members have had a chance to review and comment on the documents, a vote will be taken via e-mail.
- g. The tax bill on the property is due. The total is \$13,400.00 for the golf course, clubhouse, gym, and other easements property.
- h. Jorge Azor commented on the Marketing Team's efforts. Comments made on the website are all positive. The flyover of the drone on the golf course is impressive. The easy access to the web site is impressive. The data generated from the web site is very forward moving.



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- i. **Maintenance:** The capital improvements list is still being worked in order of need and financial feasibility.
  - j. The Pinnacle Project is complete. Jim Ackerly requested that the outstanding balance owed to Allen Ledford be paid. The final payment of \$34,500.00. The POA would have to contribute \$10,582.46 A motion was made by Ed Hooker to make final payment to Allen Ledford for the completed Pinnacle Project. 2<sup>nd</sup> by John Walvoord. Motion carried 4-0.
  - k. Jimmy Mixon has mowed the overgrown road and shoulders to the end of the road at the Pinnacle. He has also applied weed killer to the road to remove all the grass and weeds from the road. This is out of the scope of the current contract with Jimmy and will require additional funds.
  - l. Pinnacle Road deterioration: (ongoing). Now that the Pinnacle is complete, expert consultation for road repairs on the Pinnacle side will be sought and presented to the board for action. Mr. Ackerly recommends Crisp Paving or David Higdon for the job. Other paving companies have been eliminated after speaking to former customers. Mr. Ackerly reminded the board that the asphalt plants all close on December 1, 2020 for the season and the contractors are very busy. A decision needs to be made by the next board meeting on how to proceed.
  - m. The curb on the road below the water tower has been repaired.
  - n. The degradation of the property and home belonging to Rob Moore is ongoing. Jim Ackerly spoke directly with Mr. Moore and advised him that the POA Board is getting ready to take legal action to have his property repaired and brought to community standards in accordance with the covenants. Mr. Moore assured Mr. Ackerly that he would be at the property starting Monday September 28, 2020 and will fix any issues the POA has with the property. Mr. Ackerly advised Mr. Moore that there will be no more verbal conversations and that legal options would be pursued if he did not fulfil his owner obligations.
  - o. The security system at the front gate has been tweaked to now include the capture of license plates on vehicles entering the property.
  - p. **Architectural Review Committee:** Part of the approval of the new deck cover for the Craig's house was that they improve their landscaping. The ARC will visit the property and ensure this has been completed.
4. Old Business/ New Business:
- a. Mr. Franza, who owns Lot 73M at the Pinnacle would like an exception to the location of the lot for sale sign on his property. If the sign is the designated 15



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feet from the roadway, no one will be able to see it. The POA advised Mr. Franza that he can place the sign on his property in an area that can be easily viewed from the street.

- b. Mr. Franza expressed concern that only homes for sale are listed on the Mountain Harbour web site. He feels this is unfair because lot owners pay the same dues as homeowners. Mr. Azor expressed understanding of Mr. Franza's concern and will bring this up with the Marketing Committee and web site administrator to seek a fair solution.
  - c. Jorge Azor brought up the Economic Injury Disaster Loan (EIDL) that the SBA has approved for the Golf Club. We have been approved for a loan of \$150,000. We are still awaiting paperwork so we can make much needed improvements.
5. **Adjourn:** Motion to adjourn at 8:00PM made by the president, 2<sup>nd</sup> by Jim Ackerly. Passed 4-0. The next POA Board meeting is scheduled for October 19, 2020 at 6:00PM.

Submitted:

Edward F. Hooker  
Secretary

Approved:

Jorge Azor  
President