



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

- i. Call to order: 2:03 PM November 17,2020
 - ii. Board members present:
 - Jorge Azor, President
 - Jim Ackerly, Vice President
 - Ed Hooker, Secretary
 - John Walvoord
 - Tom Norris, Architectural Review Committee
 - Betty Applegarth, Treasurer (non-voting member)
 - Curtis Phillips, General Manager
 - Beth Hooker, Administrative AssistantExcused Absences:
 - Bill Meldram, Chair Marketing Committee
 - Michael NerneyGuest: Mary Ann Strider
 - Nancy Walvoord
 - Kirk Bass
1. Motion to approve October 2020 minutes made by Tom Norris, 2nd by Ed Hooker. Approved 5-0 and entered in the record.
 2. Mountain Harbour Golf LLC Report
 - a. GM report provided by Curtis Phillips.
 - b. John Walvoord and Bill Hickok installed new LED lighting in the maintenance shed. This lighting is brighter and more cost efficient than the old mercury lights. They should use 25% of the power the old lights used. Kirk has requested that the lighting be changed in the Mechanics Room and the Chemical Room as well.
 - c. A new engine for the damaged John Deere mower would be very expensive for a 2013 model. A rebuilt engine was found on E-Bay for considerable savings but will still be several thousand dollars. Another option would be to buy the machine for \$1.00 at the end of the lease period. The matter was tabled after discussion and a decision on the lawn mower will be made prior to spring.
 - d. **Financials:** Closed 4 days and weather affected 6 days with PM showers. There were 7 cart path only days. There were 381 member rounds, an increase of 5 from October 2019. There were 1,969 greens fees paid, an increase of 399 from October 2019. A total of 2,350 rounds played, an increase of 404 from last year. The significant increase in rounds played has a lot to do with the condition of the golf course and the



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outstanding fall weather. Green and cart fees resulted in \$41,060.12, memberships resulted in \$9,775.00. As pointed out by Curtis Phillips, the smaller amount of membership cash collected is due to a change in the billing procedure for sports memberships. Total cash collected was \$60,023.23, a decrease of \$5,090.49 compared to October 2019. Golf Now prepaid rounds totaled 167. That generated \$1,079.92 for the club. The Grill is still closed. The beverage cart sales totaled \$951.65. Motion made by Tom Norris to approve both the October golf financials, 2nd By John Walvoord, carried 5-0

e. The Golf Advisory committee is headed by Skip Shearer. His committee has come up with process improvement ideas to help better market and present the golf course. Skip will provide customer training seminars in January 2021 for all employees who meet and interact with the public and our members. Additionally, the committee recommended that employees be provided with proper attire to present a more professional face to the club. On behalf of the Golf Advisory Committee, a motion was made by Ed Hooker for \$2,000.00 to be allocated for the purchase of polo shirts and hats for the employees of Mountain Harbour who interact with the public. 2nd by Tom Norris. Motion carried 5-0.

e. A golf advisory meeting is scheduled for December 14, 2020.

3. Property Owners Association Report

- a. **Marketing:** Bill Meldram is not available and has an excused absence from the board. The Marketing meeting for November was cancelled.
- b. Ed Hooker will email Mr. John McCloud to see if an additional banner can be added to the web site so golf members can look at the calendar and see what is scheduled at the course.
- c. A reminder that all property owners and homeowners are encouraged to go to the new web site. All members must register to access the new site www.mountainharbourlivingandgolf.com.
- d. **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 for the October financials was made by Tom Norris, 2nd by John Walvoord, carried 5-0.
- e. **Maintenance:** The degradation of the property and home belonging to Rob Moore is ongoing. The POA Board has taken the following action. Our attorney has drafted and sent a certified letter to Mr. Moore explaining to him that his property is not up to community standards and in violation of our covenances. He



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will have 10 days from receipt of that letter to address the condition of his property and the vehicles parked nearby or the board will have to take action and remedy the problem themselves. This will mean that a lien will be placed on his property for the legal fees and clean-up.

- f. The front gate was once again damaged by a contractor who did not regard the height warning signs. His company has been contacted to address the issue. As a reminder to all home/property owners, if they hire contracting services, please advise these folks to use the entrance off Peckerwood, especially if their vehicles have ladders or high roofs.
- g. **Architectural Review Committee:** Nothing reported.
- h. Old Business/ New Business:
 - a. The Request for Proposal (RFP) has been sent out for the maintenance of the common areas. The RFP is more detailed than in previous years.
 - b. Jorge Azor, as president, made it a priority to reduce the burden of the golf course on the property owners. In order for this to happen and for the course to survive, we must change our pricing policy. The new budget will have to include some type of cart use fee and trail fee for those that own their own golf carts. Even with these increases, the course will be affordable to our members. These changes will be reflected in the 2021 golf course budget.
 - c. **After discussion, the 2021 budget will see a decrease in annual POA fees. The new assessment will be \$1,600.00.**
 - d. The President has provided a budget proposal for calendar year 2021. Any input from board members must be sent to the president ASAP. The next board meeting will include approval of this budget for next year.
 - e. The President has added to our vision, goals, actions and results.
 - 1. Start new home building in the community by partnering with time tested developers.
 - 2. Turn the golf course into a self-sustaining and profitable entity.
 - 3. Increase membership to 125 members by September 30, 2021.
 - 4. Have the Marketing Committee use internet data to attract large city golfers to our area.
 - 5. Continue to incentivize staff to improve operations, welcome and engage training, update and mandated uniforms.



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- 4. Adjourn:** Motion to adjourn at 4:02 PM made by the president, 2nd by Jim Ackerly. Passed 5-0. The next POA Board meeting is scheduled for December 15, 2020 at 2:00PM.

Submitted:

Edward F. Hooker
Secretary

Approved:

Jorge Azor
President