



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

i Call to order at 2:00PM August 24, 2021

ii. Board members present:

Jorge Azor, President
Perry Mustian, Vice President
Jim Ackerly
Ed Hooker, Secretary
John Walvoord
Betty Applegarth, Treasurer (non-voting member)
Curtis Phillips, General Manager
Beth Hooker, Administrative Assistant
Guest:
Mary Ann Strider
Excused: Chuck Bridger
Allen Horne

1. Pledge of Allegiance led by Ed Hooker.
2. Motion to approve July 2021 minutes made by Perry Mustian, 2nd by John Walvoord. Approved 5-0 and entered in the record.
3. Mountain Harbour Golf LLC Report
 - a. GM report provided by Curtis Phillips.
 - b. The member/member was a success. We are hopeful that in the future more members will sign up to participate and support our club. We gave out custom head covers and umbrellas as tee gifts and the after tournament social and dinner was a success. The Golf advisory Committee is looking forward to a bigger and better tournament next year.
 - c. ANNOUNCEMENT. Mr. Curtis Phillips is resigning as General Manager effective after the club championship (September 12, 2021). Mr. Phillips' contributions to Mountain Harbour are appreciated and we wish him well in future endeavors.
 - d. The Club Championship is scheduled for September 11th and 12th.
 - e. **Financials:** Closed 1 day and weather affected 7 days with PM showers. There were 3 cart path only days. There were 611 member rounds, a decrease of 119 from July 2020. There were 2,296 greens fees paid, a decrease of 302 from July 2020. A total of 2,907 rounds played, a decrease of 421 from last year. Green and cart fees resulted in



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\$50,945.34, memberships resulted in \$6,958.26. There was \$0.00 collected from tournaments. Total cash collected was \$57,903.60. Golf Now prepaid rounds totaled 213. Generated commission from Golf Now was \$1,776.62. The Grill is still closed. The beverage cart had 853 sales resulting in \$2,755.46. Sandwich sales from the beverage cart and clubhouse totaled \$750.59.

f. The golf financials for June and July are still not correct and are not available for review and approval. The board unanimously approved that the financial reports be tabled until the September meeting.

g. Mr. Azor gave an update on the golf club and it's status. We have 102 members in good standing. We are striving for 125 members by the end of September to achieve employee bonuses.

g. Mr. Azor gave an overview of the financial results as of July. As always, Improving the financial condition of the Golf Club is a priority. The golf course has generated \$ 142,000 more revenue than last year. Play is a bit off but has been offset by the ability to charge higher fees. At the end of 7 months of the season, we are at a \$600.00 profit for the golf course. Mr. Azor cautioned all board members that this number will change in the coming "lean" months of the late fall and winter. We, as a golf course have invested over \$10,000.00 alone in mower repairs. Much of our older equipment has needed repair which has affected our bottom line. We still have much work to do. The goal has always been to make the golf course stand-alone without the help of the POA.

h. Crisp Paving has us in the que for cart path repairs. Hopefully, these repairs will be completed by the end of the season.

Financials: The financial statements for June and July are not available for publication at the time of the meeting for the same reason the golf financials were not available. When they are published, they will be voted on via email and posted on the members site of the web page. Mr. Azor gave a brief synopsis of our current cash position in the POA bank accounts.

Maintenance:

- a. The road on Ash Branch and Indian Trail near the Dudley residence needs repair. Crisp Paving will be contacted to accomplish this task.
- b. Hooper Tree Service has retired. We are in the process of finding a new and reliable tree service. Any input will be appreciated.
- c. The retaining wall above the black tees has been repaired.
- d. The well on Lot A-74 has been researched and Clay County Water Management recommends a title search on the property. Mr. Moore,



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the owner of the property was advised it would be in his interest to have the title search performed. Also, Miller Well Drilling was contacted about removing the well. The cost would be \$2,500.00. All of this information was passed on to Mr. Moore.

- e. The POA owns Lot 12E. An offer has been made to purchase the lot for a minimal charge. This would allow the POA to collect POA dues and the sports membership for that lot. The board unanimously approved deeding the lot to the perspective buyer as he will assume all closing costs and fees. However, the board strongly encourages the perspective buyer of the lot to do his "due diligence" on the lot to ensure he can build on the lot and that it has been perc tested and can accommodate septic.
- f. The security of the maintenance area was discussed in closed session for obvious reasons. Action and funds will be allocated to secure the area and equipment.
- g. The beautiful rock facades and retaining walls all around Mountain Harbour is looking tired and dirty over the years. A quote was received from Woods Full Blast Pressure Washing. To power wash all rock around the clubhouse and all proximity areas will cost \$5,500.00 plus an additional \$500.00 for rental equipment. He would use his own water supply and be environmentally friendly. This is a great price. A motion was made by Mr. Hooker to approve funding for the project, second by Mr. Mustian. Approved 5-0.

SOCIAL COMMITTEE:

- a. The bar is open on Friday afternoons for cocktail hour from 4:00PM until 8:00PM. On August 30, 2021, we had the ARK Food Truck available for food purchases. This was a great success so more food trucks will be contacted, and events will be planned. The issue is finding food trucks that have NC licenses. GA trucks cannot participate without a special license.

ARC Review:

- a. Jeanette Crawford is building on lot A-6. Cook Builders is the contractor. The builder is in the process of resighting the house on the lot to make it



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more aesthetically pleasing. New plans should be submitted to the ARC by September.

NEW BUSINESS:

- a. Ms. Strider has a list of concerns she would like the POA to address:
 1. There are “stray” dogs running around the property and the golf course. Two dogs, one a pit bull mix with an orange collar and another mixed breed were by her house and menacing her daughter’s dog. She would like these dogs removed. She was advised that the dogs belong to Mr. Pope who owns a house outside the property of Mountain Harbour. He has been talked to and feels that dogs should not be penned up and should be allowed to roam free. Ms. Strider was advised that Mr. Hooker will contact the county to see if they have an animal control bureau and see if there is a remedy.
 2. The parking lot for the clubhouse is looking worn and tired. Are there any plans to resurface and remark the parking lines? Mr. Ackerly has taken this for research.
 3. The condominium by the number 10 teeing ground has a propane tank exposed. This is an eyesore and in violation of the covenants. Mr. Ackerly will talk with the owner about a barrier hedge.
 4. The front gate is open and is a security risk. Ms. Strider has spoken to several homeowners and they are in agreement that this community would be safer if the gate was secured. The board took immediate action and Mr. Ackerly made a motion to secure the gate as of September 6, 2021 at 6:00PM. Second by Mr. Hooker. Motion carried 5-0. Mr. Walvoord will take this for action.

Adjourn: Meeting adjourned at 3:08PM. The next POA Board meeting is scheduled for Tuesday, September 21, 2021.



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Submitted:

Edward F. Hooker
Secretary

Approved:

Jorge Azor
President