



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

i Call to order at 1:58 PM December 14, 2021

ii. Board members present:

Jorge Azor, President
Perry Mustian, Vice President
Jim Ackerly
Ed Hooker, Secretary
Beth Hooker, Administrative Assistant (non-voting member)
John Walvoord
Betty Applegarth, Treasurer (non-voting member)
Allen Horne
Chuck Bridger
Guest:
None in attendance

1. Pledge of Allegiance led by Chuck Bridger.
2. Motion to approve November 2021 minutes made by John Walvoord, 2nd by Allen Horne. Approved 7-0 and entered in the record. Minutes will be posted on the web site after approval by the board.
3. Mountain Harbour Golf LLC Report
 - a. GM report provided by Jorge Azor.
 - b. The November financial reports were reviewed by all members. A motion to approve the financial reports was made by Perry Mustian, 2nd by Allen Horne. Approved 7-0
 - c. **Financials:** Closed 2 days. There were 4 cart path only days. There were 333 member rounds, a decrease of 47 from November 2020. There were 920 greens fees paid, a decrease of 423 from November 2020. A total of 1253 rounds played, a decrease of 470 from last year. Green and cart fees resulted in \$14,925.76, memberships resulted in \$616.66. There were no tournaments this month. Total cash collected was \$15,542.42. Golf Now prepaid rounds totaled 171. Generated commission from Golf Now was \$894.37. The Grill is still closed. The beverage cart had 4 sales resulting in \$6.54. Sandwich sales from the beverage cart and clubhouse totaled \$215.80.
 - d. Mr. Azor gave an update on the golf club and it's status. As projected, the month of November was not a good month. The golf club lost nearly \$50,000.00. Factors that affected the high number included bad weather, and last year there was a late golf



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tournament in November that had been pushed back due to COVID. Our loss for the year is right at \$49,000.00. Even though this loss is significant, it is substantially lower than any previous year.

e. Due to significant revenue losses during our winter months, it has been determined that one way to reduce loss is to close the course to play on Monday and Tuesday. We spend over \$1,000.00 a day in employee pay and utilities. On most Mondays or Tuesdays, we have less than 19 rounds per day.

f. Mr. Azor emphasized that this year we need a strong membership drive to improve our financial footing.

g. Golf course improvement projects are currently underway. We are waiting on an estimate for lumber for the bridge projects. A large dead willow, that was a fall hazard, has been cut down.

h. Crisp Paving has started repairing some of the cart path.

i. The golf budget for FY 2022 was presented. Input from the Golf Advisory Committee was invaluable in setting prices for the coming year. The major changes are as follows: the cart bundle increases \$100.00, single membership increases \$50.00, family membership increases \$100.00. Trail fees for those that own their own carts remains at \$1,200.00. Last year's budget was \$806,000.00 and \$683,000.00 has been taken in so far. The projected revenue for 2022 is \$785,000.00. It is projected that we will operate at a \$19,000.00 loss for the year, a significant improvement over years past. A motion to approve the 2022 golf budget was made by Allen Horne, 2nd by John Walvoord. Approved 7-0.

k. Much of the pressure washing of the buildings and retaining walls is complete. It looks amazing.

l. Mr. Horne will design a poster for our golf course to be presented to the chamber. We need to get our name out to a wider audience.

Financials:

a. The financial statements for October were presented by the president. A motion to approve the financial statements was made by Ed Hooker, 2nd by Allen Horne. Carried 7-0.



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Maintenance:

- a. Mr. Ackerly stated that Crisp Paving has completed repair to Ash Branch Circle around the slide area.
- b. It is estimated that there are ten property owners on the top of the Pinnacle side of the development that do not have ingress to their property by vehicle. The Board will continue to look at ways to improve road access.

SOCIAL COMMITTEE:

- a. There is a New Year's Eve gathering in the bar from 8:00PM to 1:00AM. It will be a covered dish affair with a cash bar. It is limited to the first 50 signups.

ARC Review:

- a. Correcting the property lines of the townhomes is proving to be quite the undertaking. There is an ordinance in Clay County that requires a minimum amount of land for a structure to be placed. Since these homes are already there, some of the property lines go right through the middle of the homes. Adams Surveying in Murphy states the cost of resurveying is near \$6,000.00. This would be beneficial to homeowners to own the lots their townhomes are sitting on (which is currently not the case).

SECURITY:

- a. Mr. Walvoord requested funding for several cameras and chips to be approved. The cost is approximately \$600.00. These cameras will be strategically placed for better view and security for the complex.

NEW BUSINESS:

- a. Once again, parking along Licklog is becoming untenable. It is hard for UPS and FEDEX delivery trucks to get by on that narrow mountain road. Please advise any repair/home improvement contractors to park their work trucks in an area that will not impede traffic.

Adjourn: Meeting adjourned at 3:23PM. The next POA Board meeting is scheduled for **Tuesday, January 18, 2022 at 2:00PM.**