



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

- i. Call to order: 2:03 PM January 14, 2021
  - ii. Board members present:
    - Jim Ackerly, Vice President
    - Ed Hooker, Secretary
    - John Walvoord
    - Bill Meldram, Marketing
    - Tom Norris, Architectural Review Committee
    - Betty Applegarth, Treasurer (non-voting member)
    - Curtis Phillips, General Manager
    - Kirk Bass, Golf Course Superintendent
    - Beth Hooker, Administrative Assistant
- Excused Absences:  
Jorge Azor, President  
Guest:  
Closed meeting due to COVID-19 concerns
1. Motion to approve December 2020 minutes made by Ed Hooker, 2<sup>nd</sup> by John Walvoord. Approved 5-0 and entered in the record.
  2. Welcome back to Bill Meldram. He was sorely missed during his recovery.
  3. Motion made to approve the November and December 2020 POA and golf financials made by John Walvoord, 2<sup>nd</sup> by Tom Norris. Approved 5-0 and will be posted on the Mountain Harbour Living and Golf website.
  4. Mountain Harbour Golf LLC Report
    - a. GM report provided by Curtis Phillips. Maintenance report by Kirk Bass.
    - b. A reminder that the golf course is scheduled for Ron star weed mitigation on March 2, 2021.
    - c. Greens aeration is scheduled for March 29, 2021, weather permitting.
    - c. Staff hospitality training and uniform issue will take place the last week in January and first week in February. The training will be conducted by Skip Sharer. The goal is to improve customer relations and for the staff to present a more professional look.
    - d. **Financials:** Closed 8 days and weather affected 2 days with PM showers. There were 9 cart path only days. There were 258 member rounds, an increase of 126 from December 2019. There were 583 greens fees paid, an increase of 118 from November 2019. A total of 841 rounds played, an increase of 244 from last year. The amount of play is less than November due to harsher weather and more rain/snow. Green and cart



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fees resulted in \$9,800.73 memberships resulted in \$4,125.00. Total cash collected was \$13,925.73. Golf Now prepaid rounds totaled 73. That generated revenue for the club from Golf Now is pending. The Grill is still closed. The beverage cart did not run in December.

e. The Golf Advisory committee met on January 11, 2020 and firmed up the dates for special tournaments in the 2021 calendar year. There are many events scheduled and they will be added to the golf course calendar and posted on all the golf cart inserts. The pin placement charts are being placed on the lower left of the windshields on all golf carts. The plastic inserts on the front of the windshields will be available to post upcoming events and for local advertisers to buy space. Also, the Golf Advisory Committee came up with recommendations for tournament pricing for the upcoming year. After researching what competing golf courses and resorts charge, it was recommended by the Golf Advisory Committee that the club charge a flat rate for Monday-Thursday from 9:00AM to 3:00PM of \$2,000.00 per day. Friday-Sunday tournaments would cost \$2,500.00 per day. Additionally, any food service catered would require a usage fee to be negotiated by the golf course general manager. A motion was made by Ed Hooker that these rates be approved by the board, 2<sup>nd</sup> by Tom Norris, carried 5-0.

f. The Golf Advisory Committee recommended that bottled water be provided to our guests. Curtis researched and found a supplier that will provide water with labels of our choice. The cost will be near \$1,600.00. The cost will be offset by a local business sponsor who will provide \$1,500.00 for advertising space on the labels. The added service to our guests will only cost Mountain Harbour Living and Golf \$100.00.

f. The damaged John Deere mower has been delivered for repair. It should be back in service prior to the growing season.

g. The next golf advisory meeting is scheduled for February 15, 2021.

h. Kirk Bass reported that the maintenance crew is going to build a foot bridge across the creek on the right side of number 1 to allow golfers access. This bridge will be made too narrow for golf carts so members will have to walk across to retrieve their wayward shots. Additionally, a foot bridge will be built over the wet area of Number 12 as you approach the green.

i. The greens appear spotty and discolored. Do not be alarmed. This is normal winter appearance.

j. The beverage cart needs some welding repairs. Mr. Walvoord will assist in getting quotes to fix it.



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5. Property Owners Association Report

- a. **Marketing:** Bill Meldram is back and is feisty as ever. He has requested a revenue comparison from 2019 to 2020. Curtis Phillips will email a summary to all board members.
- b. Bill Meldram recommended that the Mountain Harbour Social Committee create a “welcome to the neighborhood” package to give to new residents in our community. Of course, this would include the president’s welcome letter. Mr. Hooker will meet with Allen Horne and come up with a suggested letter to include with the president’s letter and present it to the board.
- c. [www.mountainharbourlivingandgolf.com](http://www.mountainharbourlivingandgolf.com). If you haven’t registered, everyone is encouraged to create a user and password.
- d. The Hinton Center is scheduling a golf outing for August 21, 2021 in honor of their 60<sup>th</sup> anniversary.
- e. **Financials:** These numbers will be posted in the members area of the mountain Harbour Living and Golf web site. A motion to approve the financials for the POA in December was made by Tom Norris, 2<sup>nd</sup> by John Walvoord, carried 5-0.
- f. **Maintenance:**
- g. Once again, the front entrance was struck by a pick-up truck with ladders on the roof. Fortunately, there was very minor damage, and none to the gate. Another friendly reminder to all residents to have contractors use the Peckerwood entrance. Especially vehicles with attachments or high roofs.
- h. **Architectural Review Committee:** Brush and small trees have been removed from lots 4-5K as approved by the ARC.
- i. The Roman family would like permission to build an outdoor kitchen next to their garage. The ARC has this for action.
- j. The residence at 90 Indian Trail has a small amount of RADON. The mitigating company needs permission to place an exhaust pipe up the outside of the house. The ARC has approved this action.
- k. Old Business/ New Business:
  - a. Crisp Paving has been awarded the contract to repair the road on the Pinnacle side of the development. Work will begin in early spring as weather permits. The Hooker family will be informed a few days in advance to they can move a vehicle to have it available during the work and not impede on the crews.



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- 6. Adjourn:** Motion to adjourn at 3:17 PM made by the president, 2<sup>nd</sup> by Tom Norris.  
Passed 5-0. The next POA Board meeting is scheduled for February 16, 2021 at 2:00PM.

Submitted:

Approved:

Edward F. Hooker  
Secretary

Jim Ackerly, V.P. (for)  
President Jorge Azor