



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

i Call to order at 2:01PM October 19,2021

ii. Board members present:

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

1. Pledge of Allegiance led by Allen Horne.
2. Motion to approve August 2021 minutes made by Perry Mustian, 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 September financial reports were reviewed by all members. A motion to approve the financial reports was made by Ed Hooker, 2nd by Perry Mustian. Approved 7-0
 - c. **Financials:** Closed 4 days. There were 2 cart path only days. There were 430 member rounds, a decrease of 111 from September 2020. There were 1748 greens fees paid, a decrease of 415 from September 2020. A total of 2178 rounds played, a decrease of 524 from last year. Green and cart fees resulted in \$32,558.87, memberships resulted in \$20,625.00. There was \$2,135.00 collected from a tournament. Total cash collected was \$56,119.71. Golf Now prepaid rounds totaled 279. Generated commission from Golf Now was \$1,377.20. The Grill is still closed. The beverage cart had 199 sales resulting in \$1,163.83. Sandwich sales from the beverage cart and clubhouse totaled \$1,185.57.
 - d. Mr. Azor gave an update on the golf club and it's status. Revenue generated so far in 2021 is right at \$600,000.00. That is almost \$150,000.00 better than the \$449,000.00



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

generated in the nine month timeframe last year. The president reminded the board that although the numbers are excellent now, we are going to be coming into the very lean financial months of winter. Last year December only generated \$15,000.00, January \$12,000.00 and February was a meager \$8,000.00 in golf course revenue. The president and Golf Advisory Committee will meet in November to explore ways to reduce expenses during the lean months. Mr. Azor emphasized that the goal of the golf course is to at least break even and relieve the extra expense burden from the POA. To date we are operating at a \$15,000.00 dollar loss compared to \$104,000.00 the same time last year.

e. Our rating on Golf Now has gone up from 4.2 stars to 4.6 stars. The condition of the course continues to improve. We have not had one review less than 4 stars.

f. Crisp Paving still has a contract for golf cart path repairs. We are still waiting on a start date.

g. As reported earlier, the Golf Advisory Committee will meet in early November and make rate and schedule recommendations to the board.

Financials:

a. The financial statements for September was presented by the president. A motion to approve the financial statements was made by Ed Hooker, 2nd by Perry Mustian. Carried 6-0. The budget for the upcoming year is being formulated and will be presented at the next Board meeting for approval. This will include recommendation on the dues for the POA as well for 2022.

b. Ms Azor has been doing yeomen's work in trying to collect delinquent dues. One property owner who was several years behind in dues negotiated surrendering their lot to the POA and paying over \$5,000.00 in past dues.

c. It should be noted that the board takes the responsibilities of homeowners maintaining their property very seriously. Mr. Moore has still not kept his obligation of maintaining his property. So, the board will start legal proceedings to foreclose on his property.

Maintenance:

a. Mr. Ackerly stated that we are waiting on Crisp Paving to commence repair Ash Branch Dr.



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

- b. An agreement has been reached with the builder on A-6 on ingress and egress to the construction site.
- c. As previously discussed, the cart path repair on the golf course is pending.
- d. The townhouse with the exposed propane tank will be taken care of soon.
- e. There are now security cameras at the back gate.

SOCIAL COMMITTEE:

- a. Reminder; the bar is open on most Friday afternoons for cocktail hour from 4:00PM until 8:00PM. It is a popular event. Make sure members check their emails for periodic closures due to special events.
- b. the November fall Farwell for POA owners and golf members is November 5 and is sold out. This will be a catered affair with a cash bar.

ARC Review:

- a. Ground is soon to be broken on a new home on Lot A-6.
- b. Mr. Meldram presented a proposal to the board. He requested funds for signs to be placed on homeowners lots (with their permission) that are in the process of building. This would show potential buyers that "things are happening" in the Mountain Harbour community. The board had no objections and the samples Mr. Meldram brought were approved. Funding will come from an already existing budget allowance for marketing.

NEW BUSINESS:

- a. There are a few young (less than 16 y/o) people operating golf carts on Mountain Harbour property. One operator had a toddler standing in the front seat while she was traveling at a high rate of speed on Mountain Harbour Drive. This is a danger to the community and to the children operating these golf carts. Residents are reminded that operating golf carts on Mountain Harbour property needs to be done safely by licensed drivers on our roads. Additionally, the golf course is not a sightseeing path and responsible ownership resides with the residents



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

- b. An inquiry will be made to Warren Pierson to provide a quote to upgrade and replace the front gate control.

Adjourn: Meeting adjourned at 3:18PM. The next POA Board meeting is scheduled for Tuesday, November 16, 2021.

Submitted:

Edward F. Hooker
Secretary

Approved:

Jorge Azor
President