



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

i Call to order at 2:04PM September 21, 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)

Beth Hooker, Administrative Assistant

Allen Horne

Guest:

None in attendance

Excused: Chuck Bridger

1. Pledge of Allegiance led by Jim Ackerly.
2. Motion to approve August 2021 minutes made by Perry Mustian, 2nd by John Walvoord. Approved 5-0 and entered in the record. Minutes will be posted on the web site after correction of 2 typos.
3. Mountain Harbour Golf LLC Report
 - a. GM report provided by Jorge Azor.
 - b. The June, July, and August financial reports were reviewed by all members. A motion to approve the financial reports was made by Ed Hooker, 2nd by Perry Mustian. Approved 6-0
 - c. The course will be closed for aerification on September 27th and 28th.
 - d. The Club Championship was September 11th and 12th. The men's Club Champion is Steve Purvis. The women's Club Champion is Diana Azor. Congratulations to both.
 - e. **Financials:** Closed 1 day and weather affected 6 days with PM showers. There were 4 cart path only days. There were 466 member rounds, a decrease of 157 from August 2020. There were 2011 greens fees paid, a decrease of 328 from August 2020. A total of 2477 rounds played, a decrease of 485 from last year. Green and cart fees resulted in \$44,757.61, memberships resulted in \$13,858.16. There was \$6,036.00 collected from tournaments. Total cash collected was \$64,651.77. Golf Now prepaid rounds totaled 78. Generated commission from Golf Now was \$1,638.66. The Grill is still closed. The



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beverage cart had 782 sales resulting in \$2,333.51. Sandwich sales from the beverage cart and clubhouse totaled \$796.35.

f. Mr. Azor gave an update on the golf club and it's status. Revenue generated so far in 2021 is 527,649.00. That is almost \$149,000.00 better than the \$378,600.00 generated in the same timeframe last year. The president cautioned the board that although the numbers look good right 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. The president and Golf Advisory Committee are looking for ways to reduce expenses during those months.

g. Our rating on Golf Now has gone up from 4.2 stars to 4.6 stars. The condition of the course continues to improve.

h. Crisp Paving still has a contract for golf cart path repairs. It is anticipated that the asphalt plant will be open all year. Mr. Ackerly will check on when we may get scheduled for the repairs.

Financials: The financial statements for June and July and August were presented by the president. A motion to approve the financial statements was made by Ed Hooker, 2nd by Perry Mustian. Carried 6-0.

Maintenance:

- a. Mr. Ackerly has contacted Crisp Paving for an estimate to repair Ash Branch Dr.
- b. The front gate is now being kept closed and can only be opened with a remote or keypad entry code.
- c. As previously discussed, the cart path repair on the golf course is pending.
- d. The security of the maintenance area is complete. In addition to cameras strategically placed around the grounds, a motion sensor and ring down alarm to the Clay County Sheriff's Dispatch Office is also now in service. This will help with insurance costs.
- e. The townhouse with the exposed propane tank will be taken care of when the resident comes on site.
- f. To seal and re-stripe the parking areas around the clubhouse would be approximately \$16,600.00. This project will be tabled pending review of the budget for next year.



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SOCIAL COMMITTEE:

- a. The bar is open on Friday afternoons for cocktail hour from 4:00PM until 8:00PM. It is a resounding success. Members and guests are enjoying the comradery and the views from the upper deck are fantastic.
- b. Mr. Hooker has been in contact with the ARC food truck. They will need at least 30 days to schedule a Friday night. We will make an effort to get them scheduled before the end of the season.
- c. We are planning a fall Farwell for POA owners and golf members for November. This will be a catered affair with a cash bar. Watch the web site and your email for the date and cost. Participation will be limited so sign up early in the clubhouse.

ARC Review:

- a. The board discussed the approval process for the ARC in new builds. Mr. Mustian will review the convenance and advise the President of the timeframe that the ARC has in approving new builds.

NEW BUSINESS:

- a. The people who own golf carts and live in the Mountain Harbour community need to respect property owner's boundaries. If an owner has a golf cart, do not cut across private property without permission.

Adjourn: Meeting adjourned at 3:18PM. The next POA Board meeting is scheduled for Tuesday, October 19, 2021.

Submitted:

Edward F. Hooker
Secretary

Approved:

Jorge Azor
President